



THORNTON O'CONNOR  
TOWN PLANNING

# Response to ABP Opinion

## Planning Application

In respect of a Residential and Commercial Development at  
Lands located at Scholarstown Road, Dublin 16

Submitted on Behalf of  
Ardstone Homes Limited

November 2019

## 1.0 INTRODUCTION

### 1.1 Pre-Application Consultation

On 3<sup>rd</sup> May 2019, Thornton O'Connor Town Planning on behalf of Ardstone Homes Limited submitted a pre-application consultation request to An Bord Pleanála. The purpose of this document is to respond to the specific information requested by An Bord Pleanála in their Notice of Pre-Application Consultation Opinion [ABP Ref. ABP-304381], dated 28<sup>th</sup> June 2019 further to a meeting held on 7<sup>th</sup> June 2019.

This Notice states that it is the Board's determination that the documents submitted with the pre-application consultation request require further consideration and amendment to constitute a reasonable basis for lodging a strategic housing development application.

An Bord Pleanála considers that 1 No. issue needs to be addressed in the documents submitted that could result in the proposal constituting a reasonable basis for a strategic housing development application. This issue relates to the drainage of foul effluent and surface water and the supply of water to the proposed development (response outlined in Section 2.0 below).

An Bord Pleanála has also requested that that specific information should be submitted with any application for permission (response outlined in Section 3.0) and that 7 No. Statutory Consultees should be notified in the event of making an application (outlined in Section 4.0).

### 1.2 Key Changes Subsequent to the Section 5 Pre-Application Meeting with An Bord Pleanála

The following key design changes have been incorporated since the pre-application meeting with An Bord Pleanála:

- The total number of units proposed has reduced from 482 No. Build-to-Rent units and 112 No. Build-to-Sell units to 480 No. Build-to-Rent units to 110 Build-to-Sell units (reduction from a total of 594 No. units to 590 No. units).
- Omission of 1 No. duplex unit from Block A9 to facilitate a wider emergency access /pedestrian and bicycle entrance from Scholarstown Road to the south-west of the site. We note that this has resulted in the reduction of 2 No. Build-to-Sell apartments.
- Increase in height to Block C3 from part-4 - part-5 to part-5 to part-6 to improve the architectural composition along Scholarstown Road. A Management Suite and café/restaurant are now included at the Ground Floor of Block C3.
- Setbacks provided at the most westerly point of Block C2. This has improved the outlook from Scholarstown Road as viewed from the Gate Lodge.
- Removal of 15 No. surface car parking spaces adjacent to the western portion of public open space to improve the amenity of and access to this open space.

## 2.0 RESPONSE TO KEY POINTS RAISED BY AN BORD PLEANÁLA

This section will provide a response to the 1 No. issue raised by An Bord Pleanála in their Opinion which needs to be addressed in the documents submitted that could result in the proposal constituting a reasonable basis for a strategic housing development application. This item is set out below:

### 2.1 Drainage of Foul Effluent and Surface Water and the Supply of Water to the Proposed Development

*'Further consideration/amendment of the submitted documentation as it relates to the drainage of foul effluent and surface water and the supply of water to the proposed development. The documentation should describe any consultations that the prospective applicant may have had with Irish Water and South Dublin County Council on these matters and any issues or details where disagreements are outstanding and how they would be addressed by the proposed development.'*

#### 2.1.1 Applicant's Response

In response to this item, DBFL Consulting Engineers have prepared a very detailed technical response to this item which is included as Appendix A to this Report. The technical note details all correspondence with Irish Water and South Dublin County Council and demonstrates that South Dublin County Council and Irish Water are fully in agreement with the proposed drainage of foul effluent and surface water and the supply of water to the proposed development.

##### Correspondence with South Dublin County Council

The technical note concludes that the proposed layout of the 1200 mm diameter surface water drain that runs along the eastern side of the site is acceptable in principle provided no permanent structures with foundations are constructed within the wayleave and the wayleave is registered in favour of South Dublin County Council with the Property Registration Authority. We note that communal gardens have been provided along this eastern boundary ensuring the area remains under the control of the Management Company therefore ensuring no permanent structures are proposed within the wayleave.

In relation to attenuation volumes for Catchments A, B and C, South Dublin County Council advised on 27<sup>th</sup> June 2019 that the volumes for Catchment B and C are acceptable but queried the volume for Catchment A and advised that the required storage volume is 1,200m<sup>3</sup>.

DBFL responded on 12<sup>th</sup> July 2019 and noted that an attenuation provision of 1,456m<sup>3</sup> has now been provided which exceeds the required volume of 1,200m<sup>3</sup>. Therefore, it is clear from the correspondence between South Dublin County Council and DBFL Consulting Engineers that both parties are in agreement in relation to the 1200 mm diameter surface water drain and attenuation volumes for Catchment A, B and C.

##### Correspondence with Irish Water

The pre-connection enquiry feedback noted that new connections to the existing networks are feasible subject to network upgrade. Part of this upgrade includes construction of a 450 mm diameter foul sewer through the proposed development.

There has been co-ordination between the Applicant, DBFL Consulting Engineers, Irish Water and Mott MacDonald Ireland (IW Designers) regarding the provision of the alignment of this 450 mm sewer through the subject site to facilitate the completion of the Local Network Reinforcement Project. Full details are provided in the DBFL Response to Item No. 1 document enclosed as Appendix A.

Irish Water have confirmed that this project is being progressed as part of Irish Water's Capital Investment Plan and is scheduled to be completed by 2021. Delivery of this pipe through the subject lands will be coordinated with Irish Water within the timeline of the development construction. Mott McDonald noted that subject to their respective construction programmes, Irish Water may request Ardstone to construct the 450 mm diameter foul sewer through the proposed development (with Irish Water reimbursing Ardstone for the associated construction costs).

Subsequent to the exchanging of plans and meetings to discuss the route of this 450 mm sewer, DBFL and Mott McDonalds are in agreement regarding the routing of this sewer.

A letter has been received from Irish Water's Connections & Developer Service team on 5<sup>th</sup> September 2019 (Confirmation of Design Acceptance) confirming they have no objections to the proposed foul drainage. Dermot Fee (Irish Water Manager Ballycullen/Oldcourt Reinforcement Project) issued a letter on 26<sup>th</sup> September 2019 confirming acceptability of the proposed alignment of the 450 mm diameter foul sewer.

The Confirmation of Design Acceptance Letter dated 5<sup>th</sup> September 2019 also confirms that Irish Water have no objections to the proposed water supply design.

Therefore, it is clear from the Technical Note prepared by DBFL Consulting Engineers (summarised above) that matters relating to the drainage of foul effluent and surface water and the supply of water to the proposed development have been fully agreed with South Dublin County Council and Irish Water.

Please refer to Appendix A for the full response to this item prepared by DBFL Consulting Engineers.

### 3.0 RESPONSE TO SPECIFIC INFORMATION REQUIRED

This section will provide a response to the specific information requested by the Board in their Opinion, which states the following:

*Furthermore, Pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:*

#### 3.1 Item No. 1 – Pedestrian/Cycle Access and Legal Consents

An Bord Pleanála stated the following:

*'Specific information on the provision of pedestrian/cycle access to the open space to the north-east of the site and consideration of the legal consents required to achieve it.'*

##### 3.1.1 Applicant's Response

We note that South Dublin County Council have provided a Letter of Consent to the Applicant which facilitates a connection through the north-east of the site to the public open space in Dargle Park. Please see Letter of Consent enclosed as Appendix B in addition to the drawing submitted to South Dublin County Council with boundary details demonstrating the area of the existing wall to be removed to facilitate this pedestrian/cycle access.

The provision of this new link is considered a significant planning gain as it will promote and enhance connectivity and permeability for the wider area by opening up access to public transport and cycle networks. We also note that the Landscape Masterplan (drawing No. SCH-MLA-ZZ-XX-DR-L-LAN-0001) prepared by Mitchells & Associates Landscape Architects annotates the existing boundary to be removed to facilitate this link, with the cycle and pedestrian link shown in detail on the drawing.

#### 3.2 Item No. 2 – Visual Impact Assessment

An Bord Pleanála stated the following:

*'A visual impact assessment including photomontages and details of proposed materials and finishes that would address the impact of the proposed development on Scholarstown Road and neighbouring residential areas, as well as the environment provided within the scheme.'*

##### 3.2.1 Applicant's Response

A Landscape and Visual Impact Assessment has been prepared by Mitchell & Associates Landscape Architects and is enclosed as Chapter 8 of the Environmental Impact Assessment Report.

The Applicant has also prepared CGIs and Aerial Views of the proposed development to further demonstrate the nature and scale of the development proposed.

### 3.3 Item No. 3 – Compliance with Building Height Guidelines

An Bord Pleanála stated the following:

*'A report demonstrating compliance with the Guidelines for Planning Authorities on Urban Development and Building Heights issued by the minister in December 2018 in accordance with SPPR<sub>3</sub> of those guidelines.'*

#### 3.3.1 Applicant's Response

The separately enclosed 'Statement of Consistency' report prepared by Thornton O'Connor Town Planning sets out how the development is in accordance with the *Guidelines for Planning Authorities on Urban Development and Building Heights, 2018*, with particular reference to SPPR<sub>3</sub> outlined in Section 4.5 of this Report. This is included below for ease of reference:

SPPR<sub>3</sub> of the Building Height Guidelines, 2018 sets out that:

*'It is a specific planning policy requirement that where;*

- (A) *1. an applicant for planning permission sets out how a development proposal complies with the criteria [below]; and*  
*2. the assessment of the planning authority concurs, taking account of the wider strategic and national policy parameters set out in the National Planning Framework and these guidelines;*

*then the planning authority may approve such development, even where specific objectives of the relevant development plan or local area plan may indicate otherwise.'*

We have demonstrated below how the proposed development satisfies the specified criteria set out in Section 3 of the Building Height Guidelines.

#### **At the scale of the relevant city/town**

*The site is well served by public transport with high capacity, frequent service and good links to other modes of public transport.*

The accessibility of the subject site via public transport has been extensively detailed within the Statement of Consistency and the Planning Report prepared by Thornton O'Connor Town Planning submitted with this planning application. In summary, the site is well served by frequent public transport, No. 15 and No. 15b bus routes particularly with many bus stops located within walking distance of the site, providing opportunities for residents of the scheme to travel to places of work, including Dublin City Centre. We highlight that many significant employment locations are accessible from the subject lands such as Google, Facebook, the Sandyford Business District which contains several

large-scale employers such as Microsoft, Vodafone Ireland and SSE Airtricity in addition to Tallaght, which provide significant employment opportunities e.g. Tallaght Hospital, an academic teaching hospital which employs c. 3,000 No. people.

The site will benefit from improved bus services as part of the Bus Connects program, a national program of investment in the Greater Dublin Area bus network. The program aims to make more of the city accessible to passengers within a reasonable time span, through simple connections and transfers between public transport services.

*Development proposals incorporating increased building height, including proposals within architecturally sensitive areas, should successfully integrate into/ enhance the character and public realm of the area, having regard to topography, its cultural context, setting of key landmarks, protection of key views. Such development proposals shall undertake a landscape and visual assessment, by a suitably qualified practitioner such as a chartered landscape architect.*

It has been detailed in the Architect's Design Statement and Thornton O'Connor Town Planning documents how the development will be assimilated into its surrounding context. We note that the subject site is not located within an architecturally sensitive area and is not generally surrounded by any unique locational characteristics, having regard to its position fronting Scholarstown Road and adjacent to typical low density housing. However, we do note that a Protected Structure is located adjacent to the site to the north-west. A key priority during the detailed design stage was to provide sufficient setbacks from the Protected Structure by providing an area of green open space at this boundary in addition to 3 No. storey duplexes/apartments which subsequently transition to part-5 to part-6 No. storey apartment structures and 1 No. part-4 to part-5 No. storey structures towards the centre of the site and fronting part of Scholarstown Road. We highlight that the Protected Structure is subject to extensive screening by mature trees which will be retained and reinforced by further landscaping.

Whilst the general context has no particular unique features, the subject site is unique in nature as it facilitates a significant planning gain through the provision of a pedestrian connection through the north-east of the site to the public open space in Dargle Park. The provision of this connection will encourage permeability through the site benefiting the wider public while also assisting with the integration of the proposed scheme into the surrounding area.

From the outset, the Design Team has sought to create a scheme that complies with daylight requirements with respect to neighbouring properties, the public open spaces and the apartments themselves (tallest elements to the centre of the site away from surrounding dwellings). The enclosed Daylight/Sunlight Assessment prepared by Integrated Environmental Solutions Limited concludes that the proposed development performs in line with BRE guidance.

A Landscape and Visual Impact Assessment prepared by Mitchell and Associates Landscape Architects has been carried out and submitted as part of this planning application (Chapter 8 of the Environmental Impact Assessment Report) and notes the visual effects of the proposed development are markedly reduced, primarily because of the limitation placed on building heights in the designed scheme coupled with the screening effect of other built developments in the vicinity and the existing tree lined hedgerows edging the subject site. The proposed scheme retains most of the site

boundary hedgerows and trees which limits and screens views into the site from the existing adjacent housing areas and from the main Scholarstown Road – this also greatly assists in the successful integration of the proposed residential units into the landscape. The topography in and around the site also offers no high vantage points. The site is not particularly visible from outside so all of the selected views do not offer full clear views into the site – views in are often glimpsed through gaps in hedges etc.

*On larger urban redevelopment sites, proposed developments should make a positive contribution to place-making, incorporating new streets and public spaces, using massing and height to achieve the required densities but with sufficient variety in scale and form to respond to the scale of adjoining developments and create visual interest in the streetscape.*

The proposed scheme is presented in various forms and heights across the site, transitioning from the highest forms at the centre of the site and fronting Scholarstown Road with lower heights positioned towards the boundaries of existing residential dwellings. The proposed design and strategic layout provide visual relief through the blocks and concentrates on providing high quality open spaces throughout the scheme, creating play opportunities and functional public space for the future residents to utilise.

#### **At the scale of district/ neighbourhood/ street**

*The proposal responds to its overall natural and built environment and makes a positive contribution to the urban neighbourhood and streetscape.*

The high-quality design and strategic layout of the proposed development provides an appropriate transition with surrounding residential dwellings having regard to clear guidance provided in national planning policy which seeks the densification of residentially zoned sites in close proximity to public transport such as the subject site. We submit that no material impacts on surrounding residential dwellings will occur as a result of the proposed development, having regard to the positive results of the Daylight/Sunlight assessment and the LVIA and express design intent to provide 2 and 3 No. storeys at the boundaries adjacent to existing residential dwellings.

The scheme also provides an element of commercial uses that can be utilised by the wider community contributing to the urban neighbourhood and streetscape.

*The proposal is not monolithic and avoids long, uninterrupted walls of building in the form of slab blocks with materials / building fabric well considered.*

The scheme has been designed to ensure interesting and relieved facades which reduce the perceived mass and scale of the blocks. This is largely achieved by providing a mix of duplex units and apartment blocks to vary the scale and massing of the scheme. It is noted that the retail/café/restaurant units and creche provide an active frontage and commercial presence to the street. Furthermore, the high quality open spaces provide visual relief throughout the scheme.

*The proposal enhances the urban design context for public spaces and key thoroughfares and inland waterway/ marine frontage, thereby enabling additional height in development form to be favourably considered in terms of enhancing a sense of scale and enclosure while being in line with the requirements of "The Planning System and Flood Risk Management – Guidelines for Planning Authorities" (2009).*



The provision of pedestrian/bicycle routes throughout the site and fronting Scholarstown Road represent key planning gains for the wider neighbourhood in addition to provision of the connection through the north-east of the site and the proposed upgrading works to Scholarstown Road. The development has been subject to a sensitive detailed design process creating significant central open space positioned at the heart of the scheme. The design concept behind the landscape is to create a functional yet calm, tranquil, lush 'green' environment for the residents to enjoy.

The Specific Site Flood Risk Assessment prepared by DBFL Consulting Engineers identifies the site to be located within Flood Zone C and concludes that:

*'the proposed mixed use development is appropriate for the site's flood zone category'.*

*The proposal makes a positive contribution to the improvement of legibility through the site or wider urban area within which the development is situated and integrates in a cohesive manner.*

The high quality design of the scheme will ensure the development will be a legible and attractive addition to this area of South Dublin. As previously noted, the provision of a pedestrian/bicycle connection to the public open space in Dargle Park will positively contribute to the surrounding area as it will enhance permeability and wider connectivity for the wider area. The assumed route will be assimilated into the environment through shrewd landscaping of wildflower meadow and reinforced through the provision of natural play opportunities.

*The proposal positively contributes to the mix of uses and/ or building/ dwelling typologies available in the neighbourhood.*

As set out in the Thornton O'Connor Planning Report, the *South Dublin County Development Plan 2016-2022* recognises the need to provide appropriately sized households. Policy H10 stipulates that a wide variety of adaptable housing types, sizes and tenures must be provided stating that:

*'It is the policy of the Council to ensure that a wide variety of adaptable housing types, sizes and tenures are provided in the County in accordance with the provisions of the Interim South Dublin County Council Housing Strategy 2016-2022.'*

Furthermore, the NPF states that:

*'the 2016 Census indicates that if the number of 1-2-person dwellings is compared to the number of 1-2-person households, there is a deficit of approximately 150%, i.e. there are approximately two and half times as many 1-2- person households as there are 1-2-person homes.'*

Therefore, it is clear that the mix of primarily 1 and 2 No. bed units proposed are urgently required in order to provide an appropriate mix of dwelling typologies in Scholarstown and in the wider area, which is currently predominated by 3 and 4 bedroom semi-detached and detached dwellings, as is recognised in the *South Dublin County Development Plan 2016 – 2022*.

As well as provide mixed housing typologies, the scheme also provides a number of commercial uses contributing to the mix of uses in the area.

### At the scale of the site/building

*The form, massing and height of proposed developments should be carefully modulated so as to maximise access to natural daylight, ventilation and views and minimise overshadowing and loss of light.*

The results of the enclosed Daylight/Sunlight Assessment demonstrate that the proposed development performs in line with BRE recommendations in the BRE 'Site Layout Planning for Daylight and Sunlight' guide.

The inclusion of large open plan floorplates and large external open spaces will ensure high quality residential amenity is provided for the future tenants.

*Appropriate and reasonable regard should be taken of quantitative performance approaches to daylight provision outlined in guides like the Building Research Establishment's 'Site Layout Planning for Daylight and Sunlight' (2nd edition) or BS 8206-2: 2008 – 'Lighting for Buildings – Part 2: Code of Practice for Daylighting'. Where a proposal may not be able to fully meet all the requirements of the daylight provisions above, this must be clearly identified and a rationale for any alternative, compensatory design solutions must be set out, in respect of which the planning authority or An Bord Pleanála should apply their discretion, having regard to local factors including specific site constraints and the balancing of that assessment against the desirability of achieving wider planning objectives. Such objectives might include securing comprehensive urban regeneration and or an effective urban design and streetscape solution.*

The Daylight/Sunlight Assessment enclosed concludes the following:

- The impact on all residential dwellings considered on Dargle Wood and Scholarstown Park are compliant with BRE recommendations in relation to vertical sky component.
- As the proposed development sits to the south of the existing residential dwellings on Dargle Wood and west of those on Scholarstown Park, a minimal degree of overshadowing is visible to the rear gardens at some periods throughout the year, largely in the winter months as would be expected.
- On the 21<sup>st</sup> of March all of the existing amenity garden spaces would continue to receive at least 2 hours of sunlight in line with the BRE recommendations.
- All of the proposed public/communal amenity areas exceed the BRE recommendations of at least receiving at least 2 hours of sunlight on the 21<sup>st</sup> of March.
- All but one of the rear garden/terraces of the duplexes achieve the recommended 2 hours of sunlight over at least half of the area provided on the 21<sup>st</sup> of March. Out of 53 No. front terrace amenity areas at ground level, the majority of them achieve the recommended 2 hours of sunlight on the 21<sup>st</sup> of March, 48 No. in total. Out of 53 No. balcony spaces, the majority of them achieve the recommended 2 hours of sunlight on the 21<sup>st</sup> of March, 48 No. in total. Overall, taking into consideration the occupants of the duplexes that have access to further private amenity spaces (as

outlined on Page 68-69 of the Daylight Report), 97% of the properties have access to amenity spaces that exceed the BRE recommendations.

- The results highlight 81% of the balconies (in the Build-to-Rent apartments) would receive at least 2 hours of sunlight on the 21<sup>st</sup> of March exceeding the BRE recommendations, 250 No. in total. The majority of these spaces are almost measuring 100% of the area exceeding the BRE recommendation. The remaining balconies (19%) that do not achieve this target are north facing amenity spaces and are performing as expected due to the orientation of the buildings within the development. The majority of these balconies are overlooking a large open space and as such, they would continue to provide a positive outlook and quality private outdoor amenity space for the occupants. Further to this, the additional images from section 6.4 of the Daylight Report highlight that these balcony spaces perform well in the warmer months when occupants of the dwellings will more frequently use these spaces.
- All tested rooms in the scheme are projected to have an Average Daylight Factor (ADF) above recommended ADF in line with BRE Guidelines.
- Overall, the results demonstrate that the proposed development performs in line with BRE recommendations in the BRE 'Site Layout Planning for Daylight and Sunlight' guide.

### Specific Assessments

*To support proposals at some or all of these scales, specific assessments may be required, and these may include:*

*Specific impact assessment of the micro-climatic effects such as down-draft. Such assessments shall include measures to avoid/ mitigate such micro-climatic effects and, where appropriate, shall include an assessment of the cumulative micro-climatic effects where taller buildings are clustered.*

In our professional planning opinion, the proposed buildings heights are not considered to be a height requiring such an assessment.

*In development locations in proximity to sensitive bird and / or bat areas, proposed developments need to consider the potential interaction of the building location, building materials and artificial lighting to impact flight lines and / or collision.*

The AA Screening Report prepared by Openfield Ecology has found that significant effects are not likely to arise, either alone or in combination with other plans or projects that will result in significant effects to the integrity of the Natura 2000 network.

A Bat Assessment has been prepared by Brian Keeley and is enclosed as a separate document which concludes that none of the buildings on site have been shown to be a bat roost. Some 12 No. bat boxes are proposed to provide bat roost opportunities in line with the recommendations of the Bat Assessment Report (6 No. on 2 No. trees and 6 No. on buildings). All the mature trees within the site shall be examined for the presence of bats prior to felling by a bat specialist. Should bats be noted in any tree, it is a protected structure and a derogation must be sought.

The Bat Assessment Report notes that *'it is predicted that this development will have no direct impact upon the conservation status of bats.'*

An assessment that the proposal allows for the retention of important telecommunication channels, such as microwave links.

N/A

An assessment that the proposal maintains safe air navigation.

It is considered that there is sufficient distance from the subject site to Tallaght Hospital helipad, Baldonnel Aerodrome, Weston Airport and Dublin Airport and as such the development is not anticipated to have a resultant impact on air safety.

An urban design statement including, as appropriate, impact on the historic built environment.

The site comprises 2 No. residential buildings which are not of architectural merit. We note that the 'Architectural Heritage' Chapter of the EIAR (Chapter 6) carried out by Molloy & Associates states that:

*'The demolition of both dwellings is proposed to facilitate the redevelopment of their combined lands.'*

*Notwithstanding the tenuous social connection of 'Beechpark' (former home of Taoiseach Liam Cosgrave), the structure's demolition is justifiable given that it does not possess architectural merit, is positioned central to the subject lands and inevitable development of same lands.'*

**Potential impact of proposed demolitions**

*The proposed demolition of two mid-20th century dwellings, neither of which possess architectural character of significance, will not arise in an adverse impact.*

With regard to the impacts on the adjoining Protected Structure, Chapter 6 notes:

**Potential impacts for Ros Mor**

*Notwithstanding measures taken to mitigate impacts, the proposed scheme will alter the current character of lands and consequentially, outward vistas from upper rooms of Ros Mor. In response, the landscaping design concentrates on supplementing existing vegetative buffers between the protected structure and the subject lands. It has also benefitted from the naturally lower topography of the site, further reducing visual impacts.*

*Principal reception rooms are likely to be positioned at garden level. Present vistas are therefore likely to be culminated by the vegetative buffer along the proposed site boundary. It is assumed that existing tall trees along this buffer were planted to inhibit a clear view of the presently uncultivated subject site, and instead direct a vista towards cultivated formal gardens in the foreground. The setting of Ros Mor is therefore defined by the character of its own, introverted gardens, the character of which will remain unchanged by the proposed development.*

*Potential impacts associated with the proposed development are therefore inherently reduced by existing screening measures.*

*Potential impacts associated with the construction phase of the development will be considered by way of introducing a range of mitigating measures to protect boundaries and a Gate Lodge attached to Ros Mor, such as boundary screening, monitoring and provision of security’.*

Relevant environmental assessment requirements, including SEA, EIA, AA and Ecological Impact Assessment, as appropriate.

A comprehensive EIAR has been submitted separately as part of this planning application. An Appropriate Assessment Screening Report and Biodiversity EIAR Chapter (Chapter 7) prepared by Openfield Ecology have been submitted in conjunction with the application.

Therefore, it has been clearly demonstrated that the subject development is fully in accordance with Specific Planning Policy Requirement 3 of the *Urban Development and Building Heights – Guidelines for Planning Authorities (December 2018)*.

**3.4 Item No. 4 – Housing Quality Assessment/Bike Parking/Lifecycle Report**

An Bord Pleanála stated the following:

*‘(a) A housing quality assessment which provides the specific information regarding the proposed apartments required by the 2018 Guidelines on Design Standards for New Apartments. The assessment should also demonstrate how the proposed apartments comply with the various requirements of those guidelines, including its specific planning policy requirements.*

*(b) Departures from the bike parking standards in the guidelines should be justified by reference to the capacity of storage facilities to accommodate different types of bicycles at secure and convenient locations.*

(c) A building lifecycle report for the proposed apartments in accordance with section 6.13 of the 2018 guidelines should also be submitted.'

### 3.4.1 Applicant's Response

**Item 4(a):** A housing quality assessment which provides the specific information regarding the proposed apartments required by the 2018 Guidelines on Design Standards for New Apartments. The assessment should also demonstrate how the proposed apartments comply with the various requirements of those guidelines, including its specific planning policy requirements

Some 2 No. Housing Quality Assessment Tables prepared by John Fleming Architects are enclosed as a separate document with this planning application which demonstrate compliance with Apartment Guidelines standards. In addition, an assessment of the scheme's compliance with the Specific Planning Policy Requirements is provided below:

#### SPPR 1

Apartment developments may include up to 50% one-bedroom or studio type units (with no more than 20-25% of the total proposed development as studios) and there shall be no minimum requirement for apartments with three or more bedrooms. Statutory development plans may specify a mix for apartment and other housing developments, but only further to an evidence-based Housing Need and Demand Assessment (HNDA), that has been agreed on an area, county, city or metropolitan area basis and incorporated into the relevant development plan(s).

**Response:** The entire scheme comprises 590 No. units comprising 480 No. Build-to-Rent units and 110 No. Build-to-Sell units. The Build-to-Rent units will consist of 246 No. one bed units and 234 No. two bed units and the Build-to-Sell units consist of 55 No. two bed units and 55 No. three bed units. This provides a breakdown of 42% one bed units, 49% two bed units and 9% three bed units therefore is fully in accordance with SPPR 1 of the *Apartment Guidelines, 2018*.

#### SPPR 2

For all building refurbishment schemes on sites of any size, or urban infill schemes on sites of up to 0.25ha:

- Where up to 9 residential units are proposed, notwithstanding SPPR 1, there shall be no restriction on dwelling mix, provided no more than 50% of the development (i.e. up to 4 units) comprises studio-type units;
- Where between 10 to 49 residential units are proposed, the flexible dwelling mix provision for the first 9 units may be carried forward and the parameters set out in SPPR 1, shall apply from the 10th residential unit to the 49<sup>th</sup>;
- For schemes of 50 or more units, SPPR 1 shall apply to the entire development.

**Response:** The scheme does not comprise building refurbishment or relate to a site that is less than 0.25 Ha.

### SPPR 3

Minimum Apartment Floor Areas:

- Studio apartment (1 person) 37 sq m
- 1-bedroom apartment (2 persons) 45 sq m
- 2-bedroom apartment (4 persons) 73 sq m
- 3-bedroom apartment (5 persons) 90 sq m

**Response:** All apartments meet, and in many cases, significantly exceed the minimum apartment floor areas.

### SPPR 4

In relation to the minimum number of dual aspect apartments that may be provided in any single apartment scheme, the following shall apply:

- (i) A minimum of 33% of dual aspect units will be required in more central and accessible urban locations, where it is necessary to achieve a quality design in response to the subject site characteristics and ensure good street frontage where appropriate.
- (ii) In suburban or intermediate locations, it is an objective that there shall generally be a minimum of 50% dual aspect apartments in a single scheme.
- (iii) For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise further discretion to consider dual aspect unit provision at a level lower than the 33% minimum outlined above on a case-by-case basis, but subject to the achievement of overall high design quality in other aspects.

**Response:** The scheme is located in an intermediate location and provides 51% dual aspect apartments, therefore is fully in accordance with SPPR 4.

### SPPR 5

Ground level apartment floor to ceiling heights shall be a minimum of 2.7m and shall be increased in certain circumstances, particularly where necessary to facilitate a future change of use to a commercial use. For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise discretion on a case-by-case basis, subject to overall design quality.

**Response:** The ground floor of the proposed scheme meets the requirement for 2.7 m floor to ceiling heights, as all units at ground floor measure 2.7 metres. The proposal is fully in compliance with SPPR5.

### SPPR 6

A maximum of 12 apartments per floor per core may be provided in apartment schemes. This maximum provision may be increased for building refurbishment

schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, subject to overall design quality and compliance with building regulations.

**Response:** Specifically regarding apartments per floor core, the following is stated in SPPR 8 (v):

*'The requirement for a maximum of 12 apartments per floor per core shall not apply to BTR schemes, subject to overall design quality and compliance with building regulations.'*

Therefore, SPPR 6 is not relevant to Build-to-Rent apartments as this typology falls under SPPR 7 and 8. It is noted that the Build-to-Sell units are 3 No. storey duplexes and apartments therefore do not provide the maximum of 12 No. apartments per floor per core.

### **SPPR 7**

BTR development must be:

- (a) Described in the public notices associated with a planning application specifically as a 'Build-To-Rent' housing development that unambiguously categorises the project (or part of thereof) as a long-term rental housing scheme, to be accompanied by a proposed covenant or legal agreement further to which appropriate planning conditions may be attached to any grant of permission to ensure that the development remains as such. Such conditions include a requirement that the development remains owned and operated by an institutional entity and that this status will continue to apply for a minimum period of not less than 15 years and that similarly no individual residential units are sold or rented separately for that period;
- (b) Accompanied by detailed proposals for supporting communal and recreational amenities to be provided as part of the BTR development. These facilities to be categorised as:
  - (i) Resident Support Facilities - comprising of facilities related to the operation of the development for residents such as laundry facilities, concierge and management facilities, maintenance/repair services, waste management facilities, etc.
  - (ii) Resident Services and Amenities – comprising of facilities for communal recreational and other activities by residents including sports facilities, shared TV/lounge areas, work/study spaces, function rooms for use as private dining and kitchen facilities, etc.

**Response:**

In response to part (a), the scheme is described as Build-to-Rent in the Statutory Notices. In addition, a Legal Covenant is enclosed with the application.



In response to part (b) of SPPR7, the proposed scheme will provide high quality communal and recreational amenity areas such as a gymnasium, lounge, kitchenette and roof terrace in a two storey resident amenity building (Block D1 - 414 sq m) (to serve the Build-to-Rent residents). A management suite is located within the ground floor of Block C3 which will focus on the management of the external/estate management of the scheme (for both Build-to-Rent and Build-to-Sell units) and the overarching management of the scheme with an emphasis on security, surveillance of basement, pedestrian access, waste area, parcel deliveries and car share booking for example. A concierge will be able to deal with initial Build-to-Rent resident queries and will be responsible for achieving a sense of community within the scheme and organising events in the residential amenity spaces in Block D1, such as movie screenings, wine/cheese tasting nights for example.

It also proposed to provide outdoor recreational amenity spaces totaling 12,126 sq m which represents 23% of the site area (public and communal). This will ensure that a high – quality standard of living that encourages social interaction will be provided for the future tenants.

#### SPPR 8

For proposals that qualify as specific BTR development in accordance with SPPR 7:

- (i) No restrictions on dwelling mix and all other requirements of these Guidelines shall apply, unless specified otherwise;
- (ii) Flexibility shall apply in relation to the provision of a proportion of the storage and private amenity space associated with individual units as set out in Appendix 1 and in relation to the provision of all of the communal amenity space as set out in Appendix 1, on the basis of the provision of alternative, compensatory communal support facilities and amenities within the development. This shall be at the discretion of the planning authority. In all cases the obligation will be on the project proposer to demonstrate the overall quality of the facilities provided and that residents will enjoy an enhanced overall standard of amenity;
- (iii) There shall be a default of minimal or significantly reduced car parking provision on the basis of BTR development being more suitable for central locations and/or proximity to public transport services. The requirement for a BTR scheme to have a strong central management regime is intended to contribute to the capacity to establish and operate shared mobility measures;
- (iv) The requirement that the majority of all apartments in a proposed scheme exceed the minimum floor area standards by a minimum of 10% shall not apply to BTR schemes;
- (v) The requirement for a maximum of 12 apartments per floor per core shall not apply to BTR schemes, subject to overall design quality and compliance with building regulations.

**Response:** The Build-To-Rent element of the scheme is fully in accordance with SPPR8. Please find response to each item below:

- i. The scheme provides 246 No. one bed apartments and 234 No. two bed apartments;

- ii. The proposed Build-to-Rent Apartments meet and, in some cases, exceed the standards set out in relation to storage and private amenity space.

The majority of the Build-to-Rent apartments benefit from private balconies, with the exception of 40 No. north-west facing apartments (Blocks B3 and B4) and 7 No. north facing apartments (Block C3). The 40 No. north-west facing units will benefit from bay windows allowing western light to infiltrate into the apartments. It is considered that the projecting bay windows will ensure high quality apartments as a result of benefiting from dual aspect. The 7 No. north facing units are provided with either bay windows or Juliet windows providing oblique parkland views of the central open space within the scheme. We note that these 7 No. units with oblique parkland views represent just 1.2% of the overall scheme.

The scheme also provides 8,108 sq m of public open space and communal open spaces adjacent to C1, C2, C3 and D2 which adequately addresses the needs of future Build-To-Rent residents. Further the BTR Residents have access to a dedicated two storey resident amenity building (414 sq m), which provides a range of facilities for the residents including a gym, lounges, kitchenette and a roof terrace. This building allows the residents to engage and interact with their friends and family or their residents within the scheme.



**Figure 1: Image of the High-Quality Amenity Building**

**Source: 3D Design Bureau**

- iii. The site is located in an urban location as discussed earlier in this section therefore reduced car parking is proposed (459 No. car parking spaces to serve the development – 288 No. for the 480 No. Build-to-Rent units, which represents a ratio of 0.6 for the BTR element); and
- iv. All apartments meet the minimum floor standards and, in some cases exceed the minimum floor area by 10% although this is not a criterion of Build-to-Rent.

The subject Build-to-Rent elements of the scheme is fully in accordance and consistent with the criteria set out in SPPR8.

**SPPR 9**

Relates to Shared Living Accommodation – N/A to the subject scheme.

**Item 4 (b):** *Departures from the bike parking standards in the guidelines should be justified by reference to the capacity of storage facilities to accommodate different types of bicycles at secure and convenient locations.*

DBFL Consulting Engineers have provided the following note in relation to departures from bike standards in the guidelines:

Cycle parking standards within the *South Dublin Development Plan 2016 – 2022* requires the following cycle parking provision for apartments, creche and retail/commercial units:

SDCC Cycle Parking Standards			
Category	Land Use	Long Term	Short Term
Accommodation	Residential Apartment	1 per 5 apartments	1 per 10 apartments
Education	Creche	1 per 5 staff	1 per 10 children
Retail/Commercial	Retail Convenience	1 per 5 staff	1 per 50 sqm GFA

SDCC Cycle Parking Standard Provision Applied to Subject Scheme			
Category	Land Use	Long Term	Short Term
Accommodation	Residential Apartment/Duplex	118	59
Education	Creche	2	10
Retail/Commercial	Retail Convenience	2	7
Retail/Commercial	Café / Restaurant	3	10
<b>Total</b>		<b>125</b>	<b>86</b>

A total of 211 No. bicycle spaces is required from the guidelines as referenced in the South Dublin Development Plan.

The *Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, 2018* state the following requirements for cycle parking:

- 1 No. cycle storage space per bedroom;
- 1 No. cycle storage spaces for studio units; and
- 1 No. cycle space per two residential units for visitor parking.

These standards are considered to be a conservative approach for new apartment units where car parking is being considerably reduced.

A total of 590 No. units are proposed comprising 246 No. 1-bedroom apartments, 289 No. 2-bedroom apartments and 55 No. 3-bedroom apartments. Therefore, in accordance with the Apartment Guidelines, there is a requirement to provide a total of 989 No. residential cycle spaces as well as 295 No. visitor cycle parking spaces. This equates to a total of 1,284 No.

cycle parking spaces. Following these guidelines, a total of 1,284 No. bicycle parking spaces would be required for this development.

It is proposed to provide a total of 800 No. cycle parking spaces for the proposed development. This provision is considered acceptable as it exceeds the requirement from the South Dublin Development Plan standards (4 No. times the Development Plan requirements). Although it is below the requirement from the *Apartment Guidelines*, these Guidelines are considered to be extremely conservative in their approach and better applicable for developments proposing very low car parking allocation.

We note that bicycle parking storage has been provided at a range of locations throughout the site such as adjacent to the retail units, in the central open space and also in the basement, providing a choice of storage for residents and various locations for visitors to the subject lands whether to the dwellings or to the commercial elements.

**Item 4(c):** *A building lifecycle report for the proposed apartments in accordance with section 6.13 of the 2018 guidelines should also be submitted*

A Building Lifecycle Report prepared by Aramark is enclosed as a separate document with this application.

### 3.5 Item No. 5 – Management and Operation of the Development

An Bord Pleanála stated the following:

*'Proposals for the management and operation of the proposed development as one including 'Build-to-Rent' apartments in accordance with Specific Planning Policy Requirement No. 7 of the 2018 Guidelines on Design Standards for New Apartments, including detailed proposals for the provision and management of support facilities, services and amenities for residents, having regard to the proposal to provide other apartments for sale in the same proposed development.'*

#### 3.5.1 Applicant's Response

Please find enclosed an *Estate and Common Area Strategy Report* prepared by Aramark Property demonstrating how the development comprising both Build-to-Rent and Build-to-Sell units will be managed and operated.

### 3.6 Item No. 6 – Covenant or Legal Agreement

An Bord Pleanála stated the following:

*'A proposed covenant or legal agreement further to which appropriate planning conditions may be attached to any grant of permission to ensure that the proposed Build- to-Rent accommodation remains as such, and which imposes a requirement that the accommodation remains owned and operated by an institutional entity and that similarly no individual units are sold or rented separately. The proposed agreement shall be suitable to form the basis for an agreement under section 47 of the planning act*

*between the planning authority and the owner of the site and it shall bind the owner and any successors in title for a minimum period of at least 15 years.'*

### **3.6.1 Applicant's Response**

A proposed covenant/legal agreement prepared by the Applicant, Ardstone Homes Limited is enclosed with this application.

## **3.7 Item No. 7 – Transport Impact Assessment**

An Bord Pleanála stated the following:

*'A Transportation Impact Assessment that would include consideration of the adjacent junction on the M50, and a mobility management plan that would inter alia describe the management of parking in the proposed development.'*

### **3.7.1 Applicant's Response**

A Traffic and Transport Assessment Report has been prepared by DBFL Consulting Engineers and is enclosed as a separate Report. The TTA has considered the adjacent junction on the M50 and the Orlagh Roundabout as requested.

We note that a Mobility Management Plan and Parking Strategy have been prepared also by DBFL Consulting Engineers which outline the parking arrangement of the proposed development.

## **3.8 Item No. 8 – DMURS and National Cycle Manual**

An Bord Pleanála stated the following:

*'A report demonstrating compliance with the principles and specifications set out in DMURS and the National Cycle Manual in relation to the proposed housing and the works at Scholarstown Road. The report should consider whether the shared cycle/pedestrian link in front of proposed blocks A1 to A4 in the east of the site is in keeping with the advice against such facilities at section 1.9.3 of the manual and whether cyclists should be diverted to the adjacent street instead after having crossed the open space in the north-east of the site and the area between blocks C3 and D2 in the south of the site.'*

### **3.8.1 Applicant's Response**

This section has been fully prepared by DBFL Consulting Engineers.

#### DMURS Design Statement

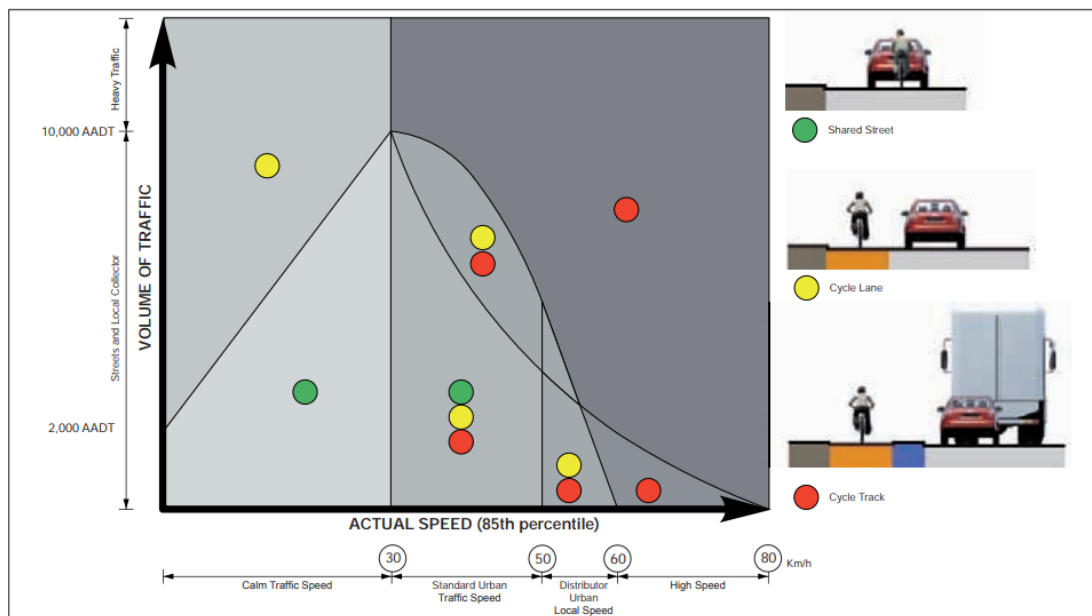
A report entitled 'DMURS Design Statement' prepared by DBFL Consulting Engineers is enclosed separately which details the proposed development's consistency with the Design Manual for Urban Roads and Streets.

National Cycle Manual

It is proposed to upgrade the cycle facilities along Scholarstown Road within the vicinity of the subject development location as part of the implementation of this mixed-use development.

In order to determine the type and width of cycle facilities required in this location, the National Cycle Manual (NCM) was referenced as the design standards guidance.

With regard to the type of cycle facility required, the chart below, extracted from the NCM, was referenced. This chart details whether a cycle facility is required to be on a shared street, a cycle lane or a cycle track, and is dependent on the speeds and volume of traffic along the road.



From the traffic surveys undertaken, it was noted that the Annual Average Daily Traffic along the Scholarstown Road is approximately 18,000 No. vehicles. The speed limit along this road is currently 50km/hr. Therefore, the required cycle facility along Scholarstown Road is a cycle track.

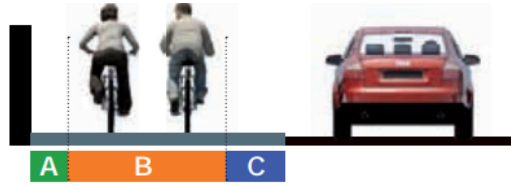
A cycle track has been proposed as part of this application on both sides of the Scholarstown Road in the vicinity of the development. These facilities will tie into the existing facilities along the road either side of the development location.

With regard to the width of the cycle track facilities, these have been based on the width calculator as referenced in the NCM, extract shown below. The width calculator takes into account a range of criteria for assessing the required width of a cycle facility.

From the width calculator, it was determined that a cycle track of 1.75m width was required.

This was calculated as follows:

- A. Kerb 0.25m + (B) Single File 0.75m + (C) 50kph 3m lane 0.75m = **1.75m Cycle Track**



A Inside Edge	B Cycling Regime	C Outside Edge	D Additional Features
<b>0.25m</b>	<b>0.75m</b>	<b>0.50m</b>	Uphill <b>0.25m</b> Sharp bends <b>0.25m</b>
<b>0.25m</b>	<b>1.25m</b>	<b>0.75m</b>	Cyclist stacking, Stopping and starting <b>0.50m</b>
<b>0.65m</b>	<b>1.75m</b>	<b>0.50m</b>	Around primary schools, Interchanges, or for larger tourist bikes <b>0.25m</b>
<b>0.50m</b>	<b>2.00m</b>	<b>0.25m</b>	Taxi ranks, loading, line of parked cars <b>1.00m</b> (min 0.8m)
	<b>2.50m</b>		Turning pocket cyclists <b>0.50m</b>

A minimum of 1.75m cycle track has been proposed on both sides of the Scholarstown Road as part of this planning application.

The scheme proposals are therefore in line with the standards set out within the National Cycle Manual.

Proposed shared cycle / pedestrian route adjacent to Blocks A1 to A4

It is considered that the proposed shared bicycle / pedestrian route adjacent to Blocks A1 to A4 (along the eastern boundary of the site) represents the safest route for cyclists travelling from Scholarstown Road to the north-east of the site (i.e. keeping cyclists off the development road network as they traverse the site). The southern end of this route is also integrated with proposed upgrades to pedestrian and cycle facilities along Scholarstown Road.

Risks to pedestrians are mitigated by the provision of a wider shared surface (3.0 m wide) and use of appropriate signage and line markings warning cyclists and pedestrians that they are entering a shared area.

Linkages from the development road network to the shared bicycle / pedestrian route described above are also provided in the north-east of the site and at the area adjacent to Blocks C3 and D2.

The notes above should be read in conjunction with DBFL Drawing No. SCH-DBF-ZZ-XX-DR-C-2102.

### 3.9 Item No. 9 – Natural, Archaeological and Architectural Heritage of the Area

An Bord Pleanála stated the following:

*'Information regarding the likely impact of the proposed development on the natural, archaeological and architectural heritage of the area. This may be incorporated in an EIAR.'*

#### 3.9.1 Applicant's Response

Please refer to Chapter 4 'Population and Human Health', Chapter 5 'Archaeological and Cultural Heritage' and Chapter 6 'Architectural Heritage' of the EIAR which provide full detail on the natural, archaeological and architectural heritage of the area.

### 3.10 Item No. 10 – Daylight/Sunlight

An Bord Pleanála stated the following:

*'A study of the impact of the proposed development on daylight and sunlight available to existing and proposed homes, including associated private and public open space.'*

#### 3.10.1 Applicant's Response

A full and detailed Daylight Assessment has been prepared by Integrated Environmental Solutions and is enclosed with this application.

In our professional planning opinion, this Report details a satisfactory level of residential amenity to both the future occupiers of the proposed scheme and to surrounding residential properties in accordance with the quantitative standards prescribed in the BRE (Building Research Establishment) guide 'Site layout planning for daylight and sunlight - A guide to good practice' 2nd Edition and BS 8206-2: 2008 – 'Lighting for Buildings – Part 2: Code of Practice for Daylighting', British Standards Institute, 2008.

### 3.11 Item No. 11 – Site Specific Flood Risk Assessment Report

An Bord Pleanála stated the following:

*'[Submit a] Site Specific Flood Risk Assessment Report. The prospective applicant is advised to consult with the relevant technical section of the planning authority prior to the completion of this report which should describe this consultation and clarify if there are any outstanding matters on which agreement has not been reached with regard to surface water drainage.'*

#### 3.11.1 Applicant's Response

A Site Specific Flood Risk Assessment prepared by DBFL Consulting Engineers is enclosed with this application.



### 3.12 Item No. 12 – Boundary and Surface Treatments

An Bord Pleanála stated the following:

*'Details of proposed boundary and surface treatments throughout the development, and of landscaping and planting.'*

#### 3.12.1 Applicant's Response

A detailed Landscape Plan (dwg. No. SCH-MLA-ZZ-XX-DR-L-LAN-0001), Boundary Treatment Plan (dwg No. SCH-MLA-ZZ\_XX-DR-L-LAN-0009) and Landscape Design Report is enclosed with this planning application and details the proposed boundary and surface treatments in addition to the landscaping and planting proposed.

(a) The boundary treatments as set out in the Landscape Design Report will be as follows:

##### ***Eastern Boundary***

The existing eastern boundary is formed of a solid wall around 2 No. metres high. This will be retained and planted to the front with a native hedgerow and small scale trees with attractive flower and fruits at 10 No. metre centres to create a wildlife corridor linking the south and north of the site. Communal gardens are proposed along this length of the site to facilitate retention of the existing trees and access to the wayleave.

##### ***Southern Boundary with Scholarstown Road***

The existing boundary wall along the Scholarstown Road frontage will be lowered to 0.6 No. metre high with brick finish and granite coping, and with a high quality black metal railing to form a permeable upper section and produce a total height of 1.8 No. metres. This will provide a visually consistent and high quality frontage to the entire development. The section of road frontage boundary along the proposed apartment buildings will be planted with a 1.8 No. metre high hedge to the rear of the wall and railing to provide privacy to the proposed communal gardens and crèche play area.

The majority of the existing trees along the road frontage will be protected and retained as per the Arborists' drawings and details with some new native tree planting (birch and oak) proposed to ensure the longevity of the tree line into the future.

##### ***Western and Northwestern Boundary***

The western boundary consists of a metal and chain-link fence line with some gaps, particularly to the south of Ros Mor. A new high quality 1.8 No. metre high black metal fence is proposed to be located flush up against the existing boundary to formalise this boundary and provide security. This will have cranked base post fixings with pad foundations to minimise the impact on existing tree roots. To the front of the fence a native hedgerow will be planted to provide additional visual screening and to the front of the protected structure additional native tree planting (hawthorn, rowan, whitebeam and birch) is proposed to increase the visual screening at this location. At the rear of the private gardens section, a 1.8 No. metre high timber board fencing will be provided to ensure sufficient privacy in the gardens.

### *Northern Boundary*

The existing northern boundary is formed of a solid wall around 2m high. This will be retained and planted to the front with small scale trees with attractive flower and fruits providing a balance between visual screening and allowing sunlight to the private gardens to the north of the site. At the northeast corner, the existing shared boundary wall is removed to allow access into the site through a new northeast pocket park.

Please see the Boundary Treatments Plan and the Landscape Design Report for further details.

- (b) The surface treatments provided throughout the scheme will principally consist of large tracts of public and communal open spaces in addition to private rear gardens with surface car parking and an internal road.

The streets are designed in accordance with the principles contained in the Design Manual for Urban Roads and Streets. To this end street planting is proposed at least every 6 parking spaces to break up the hard landscape and create a leafy, green streetscape. Linden trees are proposed as street trees. A generous privacy planting strip is provided at the building frontages to define the public and private realm and in addition to this, the paving at the threshold is contrasting in terms of unit size, texture and colour to the street paving to provide a “doormat” to each dwelling.

- (c) The scheme is significantly landscaped with 15% of the site area comprising public open space which includes 3 No. large area of public open space – the central open space, the western green and the north-eastern pocket park.



**Figure 2: Public Open Spaces Proposed for the Subject Scheme**

**Source: Mitchell & Associates Landscape Architects (Landscape Design Report)**

(d) As set out in the Landscape Design Report, the planting palette has been selected for the creation of a high visual amenity environment appropriate to the new residential context. The planting structure will create character areas within the development providing for visual legibility to place residents within the area and help with wayfinding through the movement network.

The differing scales of tree planting will also create differing atmospheres of external space from small intimate relaxing areas to large scale open active spaces. Medium to large scale parkland trees are selected for the public open spaces, green boulevard links and primary roads, whilst the quiet streets and courtyard spaces are proposed to be planted with small to medium scale trees with upright canopies and light feathery foliage such as Birch or Rowan. The scale of the trees to be appropriate to the scale of the adjacent buildings and streetscape width.

Please see the Landscape Design Report and the Planting Schedules with associated drawings prepared by Mitchells & Associates Landscape Architects for full details.

**3.13 Item No. 13 – Construction Management Plan and Waste Management Plan**

An Bord Pleanála stated the following:

*'A draft construction management plan and a draft waste management plan.'*



### **3.13.1 Applicant's Response**

A Preliminary Construction Management Plan prepared by DBFL Consulting Engineers is enclosed as a separate document and a Waste Management Plan prepared by AWN Consulting is enclosed as Appendix 13.1 of Chapter 13 'Waste Management' of the EIAR.

#### 4.0 STATUTORY CONSULTEES

As requested, the Applicant has issued a copy of the application documentation to the following Statutory Consultees:

1. Irish Water
2. National Transport Authority
3. Transport Infrastructure Ireland
4. The Minister for Culture, Heritage and the Gaeltacht
5. The Heritage Council
6. An Taisce
7. South Dublin County Childcare Committee



## 5.0 CONCLUSION

It is our professional planning opinion that the aforementioned responses with the supporting technical reports address the items raised in An Bord Pleanála's Opinion. We trust that this document fully responds to all of the points raised by An Bord Pleanála in their Opinion and we submit that the proposed development represents the proper planning and sustainable development of this currently underutilised site.

Yours sincerely

*Patricia Thornton*

**Patricia Thornton**  
**Director**  
**Thornton O'Connor Town Planning**



## Appendix A – DBFL Technical Note – Response to Item No. 1



## Technical Note 170232-TN-05

<b>Project:</b>	Residential Development, Scholarstown Road, Dublin 16	<b>Prepared by:</b>	Brendan Keogh
<b>Title:</b>	Response to ABP Opinion, Item 1, SDCC Water Services & Irish Water	<b>Date:</b>	26/09/2019
<b>Client:</b>	Ardstone	<b>Job No:</b>	170232

### 1. INTRODUCTION

Regarding Case Reference ABP-304381-19, it was noted in the ABP Opinion that further consideration / amendment of the submitted documents is required in relation to surface water drainage, foul drainage and water supply (see extract below).

The applicant's response to the issue raised in the ABP Opinion is detailed in this technical note (including details of consultations with / issues addressed with SDCC Water Services and Irish Water).

#### Extract from ABP Opinion, Case Reference ABP-304381-19

1. Further consideration/amendment of the submitted documentation as it relates to the drainage of foul effluent and surface water and the supply of water to the proposed development. The documentation should describe any consultations that the prospective applicant may have had with Irish Water and South Dublin County Council on these matters and any issues or details where disagreements are outstanding and how they would be addressed by the proposed development.



## 2. SOUTH DUBLIN COUNTY COUNCIL WATER SERVICES SECTION

In their planning report and at the tripartite meeting, SDCC sought clarification regarding provision of a wayleave over the existing 1200mm diameter surface water drain which runs along the site's eastern boundary, provision of SUDS measures, the quantum of surface water attenuation being provided, the proposed greenfield runoff rate and proposed reduction factors.

Consultation between DBFL and SDCC are summarised below. The e-mail correspondence noted below can be found in **Appendix A**.

### DBFL e-mail dated 13<sup>th</sup> June 2019

- Following the tripartite meeting at ABP on 7<sup>th</sup> June 2019, DBFL forwarded information to SDCC relating to the wayleave over the 1200 diameter surface water drain that runs along the eastern side of the site. Based on the Greater Dublin Regional Code of Practice for Drainage Works, a 7.2m wide wayleave was proposed (3.0m either side of the pipe plus the pipe diameter of 1.2m).
- It was also noted that the centre line of the 1200 diameter drain generally ranges from 5.0m to 6.0m from the adjacent building line (i.e. in exceeding the wayleave requirement noted above).
- SDCC responded by e-mail on 27<sup>th</sup> June 2019 noting that the proposed layout appears to be acceptable in principle provided that no permanent structures with foundations are constructed within the wayleave and the wayleave is registered in favour of SDCC with the Property Registration Authority.

### Meeting 17<sup>th</sup> June – Brendan Keogh (DBFL) / Ronan Toft & Brian Harkin (SDCC Water Services)

- Items discussed at this meeting included Allowable Greenfield Runoff Rate, Proposed Reduction Factors, Catchment Strategy and Attenuation Volumes.

### DBFL e-mail dated 20<sup>th</sup> June 2019

- This e-mail summarised the meeting of 17<sup>th</sup> June 2019 (see notes below).
  - DBFL understand that a Qbar of 2.5 l/sec/ha is acceptable to SDCC.
  - DBFL will update attenuation calculations to allow for a runoff factor of 0.15 for soft landscaped areas.
  - DBFL provided clarifications regarding the proposed surface water catchment strategy.
  - DBFL provided an updated attenuation strategy i.e. it is proposed to put the 50 year attenuation volume underground with the 100 year minus 50 year volume being stored above ground in a shallow basin as a SuDS measure.

#### SDCC e-mail dated 27<sup>th</sup> June 2019

- This e-mail noted that attenuation volumes for Catchment B and Catchment C are acceptable but also queried the updated attenuation volume for Catchment A (SDCC suggest the required storage volume for Catchment A is 1,200m<sup>3</sup>).

#### DBFL e-mail dated 12<sup>th</sup> July 2019

- This e-mail responded to SDCC's query regarding the attenuation volume for Catchment A. In summary (and with reference to DBFL's Infrastructure Design Report, Table 3.3), 1,107m<sup>3</sup> of attenuation storage is provided in Catchment A. Supplementing this storage volume is a further 349 m<sup>3</sup> of additional storage in SUDS measures (i.e. voids in aggregates beneath permeable paving). This results in an attenuation provision of 1,456 m<sup>3</sup> in Catchment A (exceeding the volume noted in SDCC's e-mail dated 27th June 2019).
- Further information was also provided regarding co-ordination of the attenuation strategy with the proposed landscape scheme.

#### Meeting 23<sup>rd</sup> July – Brendan Keogh (DBFL) / Ronan Toft & Brian Harkin (SDCC Water Services)

- Items discussed at this meeting included Allowable Greenfield Runoff Rate, Proposed Reduction Factors, Catchment Strategy and Attenuation Volumes (as summarised in the notes above).

The issues addressed above have been incorporated into DBFL Drawing SCH-DBF-ZZ-XX-DR-C-3102 and DBFL's Infrastructure Design Report (170232-rep-001).

### 3. IRISH WATER

#### Foul Drainage

Pre-connection enquiry feedback has been received from Irish Water (included in Appendix B) which notes:

- New connections to the existing network are feasible subject to network upgrade. This upgrade project is scheduled to be completed in 2021.
- Part of this upgrade project includes construction of a 450mm diameter foul sewer through the proposed development (Irish Water's Upgrade Plan is also included in Appendix B).

Subsequent consultation between DBFL and Irish Water is summarised below. The e-mail correspondence noted below can be found in **Appendix B**.

#### Meeting 20<sup>th</sup> February 2019 – Brendan Keogh (DBFL) / Dermot Fee (Irish Water)

- Initial meeting to discussing potential alignment of Irish Water's 450mm diameter foul sewer through the proposed development.

#### DBFL e-mail dated 21<sup>st</sup> February 2019 / Irish Water e-mail dated 22<sup>nd</sup> February 2019 / DBFL e-mail dated 5<sup>th</sup> April 2019

- Exchange of site plans and alignments of the 450mm diameter foul sewer between DBFL and Irish Water.

#### Irish Water Letter dated 30<sup>th</sup> May 2019 (in advance of tripartite meeting)

- This letter notes prior issue of a Confirmation of Feasibility for the proposed development.

#### DBFL e-mail dated 12<sup>th</sup> July 2019 / Mott McDonald e-mail dated 18<sup>th</sup> July 2019

- Further co-ordination of site plans and alignments of the 450mm diameter foul sewer between DBFL, Irish Water and Mott McDonald.

#### Meeting 29<sup>th</sup> July 2019 – Brendan Keogh (DBFL) / Fred Hartley (Mott McDonald)

- DBFL and Mott McDonald are now generally in agreement regarding the proposed routing of Irish Water's 450mm diameter foul sewer through the proposed development.
- DBFL advised that Ardstone intend to lodge their SHD application for the proposed development to ABP in September 2019 with construction commencing in Q1 2020 and foul connections required in Q3 2020.
- Mott McDonald confirmed that they are currently preparing tender documentation for a Design & Build Contract for delivery of the Ballycullen / Oldcourt Reinforcement Project with the intention of having a contractor on site in January / February 2020. Delivery of this project will alleviate the wastewater network constraint noted in Irish Water's Confirmation of Feasibility.

- Mott Mc Donald also noted that there are no Compulsory Purchase Order issues in relation to delivery of the Ballycullen / Oldcourt Reinforcement Project.
- Mott McDonald noted that, subject to their respective construction programmes, Irish Water may request Ardstone to construct the 450mm diameter foul sewer through the proposed development (with Irish Water reimbursing Ardstone for the associated construction costs).

Irish Water Letter dated 5<sup>th</sup> September 2019 (Confirmation of Design Acceptance)

- Letter from Irish Water's Connections & Developer Service team confirming they have no objections to the proposed foul drainage design.

Irish Water Letter dated 26<sup>th</sup> September 2019 (Confirmation of Acceptability – 450mm Diameter Foul Sewer)

- Letter from Dermot Fee (Irish Water Project Manager Ballycullen / Oldcourt Reinforcement Project) confirming acceptability of the proposed alignment of the 450 diameter foul sewer. This letter also notes co-ordination undertaken by Ardstone, DBFL, Irish Water and Mott McDonald in this regard.

The matters outlined above have been incorporated into DBFL Drawing SCH-DBF-ZZ-XX-DR-C-3102 and DBFL's Infrastructure Design Report (170232-rep-001).

**Water Supply**

Pre-connection enquiry feedback has been received from Irish Water (included in Appendix B) which noted:

- New connections to the existing network are feasible subject to network upgrade (upsizing of existing 6" cast iron watermain which is located along the site's southern boundary to 200mm diameter).

Irish Water Letter dated 30<sup>th</sup> May 2019 (in advance of tripartite meeting, refer to Appendix B)

- This letter notes prior issue of a Confirmation of Feasibility for the proposed development and also notes that the applicant must enter into a Project Works Service Agreement with Irish Water for delivery of the watermain upgrade outlined above.
- This letter also notes that no third party consents are required for delivery of this upgrade

Irish Water Letter dated 5<sup>th</sup> September 2019 (Confirmation of Design Acceptance)

- Letter from Irish Water's Connections & Developer Service team confirming they have no objections to the proposed water supply design.

The matters outlined above have been incorporated into DBFL Drawing SCH-DBF-ZZ-XX-DR-C-3103 and DBFL's Infrastructure Design Report (170232-rep-001).

**APPENDIX A**

CORRESPONDENCE WITH SOUTH DUBLIN COUNTY COUNCIL WATER SERVICES SECTION

## Brendan Keogh - DBFL Consulting Engineers

---

From: Brendan Keogh - DBFL Consulting Engineers <Brendan.Keogh@dbfl.ie>  
Sent: Thursday 13 June 2019 17:38  
To: Ronan Toft  
Subject: 170232 - Scholarstown Road - Wayleave Information  
Attachments: D15866-F2D-SH2 (BK).pdf; 170232-3002 (indicative wayleave).pdf

Ronan,

Just sending on some information relating to the wayleave over the 1200 diameter surface water drain that runs along the eastern side of the site.

Attached is a marked up copy of the site survey identifying the location & depth of the 1200 diameter drain. This drain ranges in depth from 2.8m to 3.7m as it runs through the site.

The Greater Dublin Regional Code of Practice for Drainage Works requires a minimum clear distance of 3.0m between the outside diameter of the pipe and all structures (Section 3.8.2). In this instance I had advised the architect a minimum of 4.0m was required due to the existing drains depth / avoid load transfer to the pipeline.

Also attached is a marked up copy of the site drainage plan. As noted on the drawing, the centre line of the 1200 diameter drain generally ranges from 5.0m to 6.0m from the adjacent building line.

A 7.2m wide wayleave is proposed (3.0m either side of the pipe plus the pipe diameter of 1.2m) – indicated by the yellow hatch on the attached drawing. Although it is noted that all buildings are further set back than this minimum. There's also more space between the wayleave and the eastern site boundary.

I suppose we can discuss this further at Monday's meeting.

Regards

Brendan Keogh  
BA BAI PGradDip CEng MIEI  
**Associate Director**  
**DBFL Consulting Engineers**

DUBLIN OFFICE: Ormond House, Upper Ormond Quay, Dublin 7. Tel: +353 1 400 4000  
Email: [brendan.keogh@dbfl.ie](mailto:brendan.keogh@dbfl.ie) Web: [www.dbfl.ie](http://www.dbfl.ie)

CORK OFFICE: Phoenix House, Monahan Road, Cork. Tel: +353 (0) 21 2024538

WATERFORD OFFICE: Unit 2, The Chandlery, 1-2 O'Connell Street, Waterford. Tel: +353 (0) 51 309500  
Fax: +353 (0) 51 844913



## Brendan Keogh - DBFL Consulting Engineers

---

From: Ronan Toft <rtoft@SDUBLINCOCO.ie>  
Sent: Thursday 27 June 2019 16:32  
To: Brendan Keogh - DBFL Consulting Engineers  
Cc: Brian Harkin  
Subject: RE: 170232 - Scholarstown Road - Wayleave Over 1200 diameter surface water drain

Hi Brendan,

Having discussed this internally, in principle the proposed layout appears to be acceptable provided the following is complied with:

1. No permanent structures with foundations may be constructed on the wayleave.
2. The wayleave must be registered in favour of South Dublin County Council with the Property Registration Authority.

Kind regards,

**Ronan Toft**

Assistant Engineer  
Environment, Water and Climate Change  
South Dublin County Council  
County Hall, Tallaght, Dublin 24 D24 YNN5  
| T: +353 1 414 9000 | Ext: 4333  
| email [rtoft@sdblincoco.ie](mailto:rtoft@sdblincoco.ie)



Please consider the Environment before printing this mail.  
Smaoinigh ar an timpeallacht sula ndéanann tú an ríomhphost seo a phriontáil.

---

From: Brendan Keogh - DBFL Consulting Engineers <Brendan.Keogh@dbfl.ie>  
Sent: 18 June 2019 16:35  
To: Brian Harkin <bharkin@SDUBLINCOCO.ie>  
Cc: Ronan Toft <rtoft@SDUBLINCOCO.ie>  
Subject: 170232 - Scholarstown Road - Wayleave Over 1200 diameter surface water drain

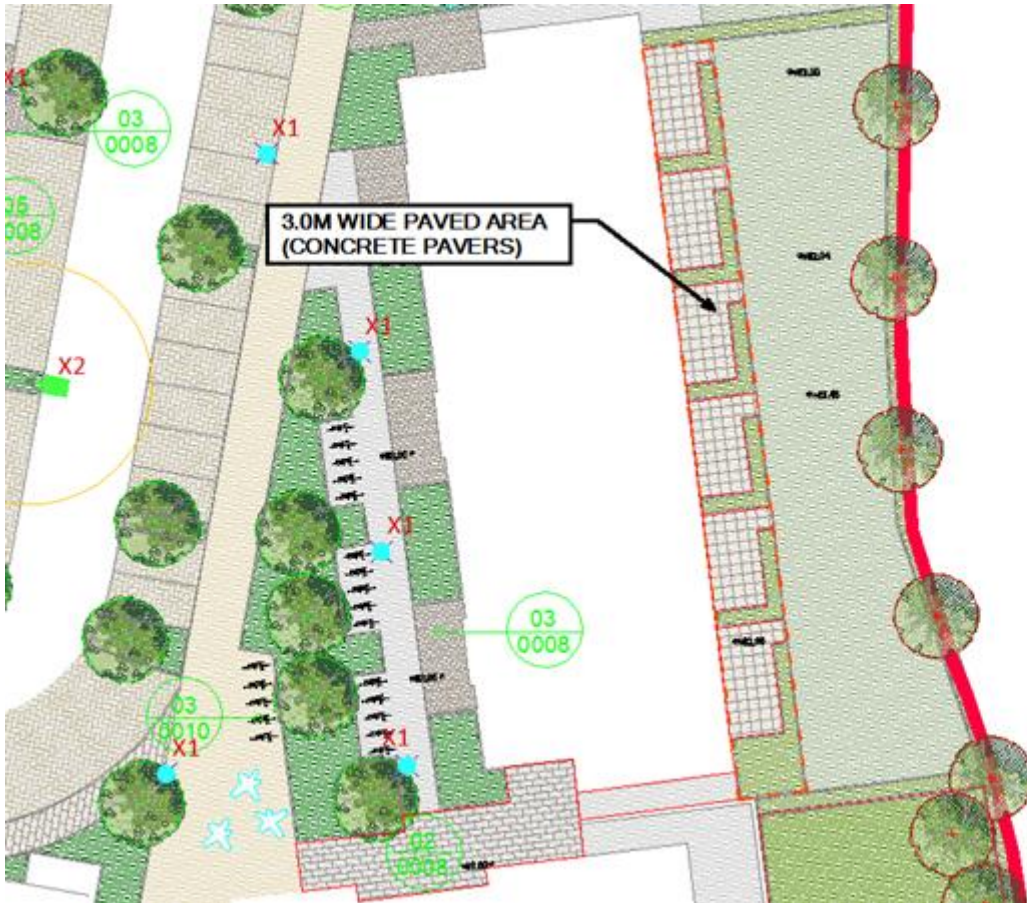
Brian,

Just following up on discussions earlier today regarding the wayleave at Ardstone's lands in Scholarstown.

For reference I've also attached the proposed wayleave plan as tabled at yesterday's meeting.

At the rear of each duplex unit it's proposed to have a 3.0m wide patio area comprising of concrete pavers (see snip below).

Regards



Brendan Keogh  
 BA BAI PGradDip CEng MIEI  
**Associate Director**  
**DBFL Consulting Engineers**

DUBLIN OFFICE: Ormond House, Upper Ormond Quay, Dublin 7. Tel: +353 1 400 4000  
 Email: [brendan.keogh@dbfl.ie](mailto:brendan.keogh@dbfl.ie) Web: [www.dbfl.ie](http://www.dbfl.ie)

CORK OFFICE: Phoenix House, Monahan Road, Cork. Tel: +353 (0) 21 2024538

WATERFORD OFFICE: Unit 2, The Chandlery, 1-2 O'Connell Street, Waterford. Tel: +353 (0) 51 309500  
 Fax: +353 (0) 51 844913



**Click here to follow us on LinkedIn for**  
**CIVIL | STRUCTURAL | TRANSPORTATION**  
**Project News**

[www.dbfl.ie](http://www.dbfl.ie)



The information in this email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorised. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful. If you have received this electronic message in error, please notify the sender or [postmaster@sdblincoco.ie](mailto:postmaster@sdblincoco.ie). This message has been swept by Anti-Virus software.

Is eolas faoi rún an t-eolas atá sa ríomhphost seo agus d'fhéadfadh go mbeadh sé faoi phribhléid ó thaobh an dlí de.



Is don té ar seoladh chuige/chuici agus dósan/dise amháin an t-eolas. Ní ceadmhach do dhuine ar bith eile rochtain a bheith aige/aici ar an ríomhphost seo. Murar duit an ríomhphost seo tá nochtadh, cóipeáil, dáileadh ná aon ghníomh eile a dhéanamh nó aon ghníomh eile a fhágáil gan déanamh ar iontaoibh an ríomhphoist seo toirmisce orth agus d'fhéadfadh siad sin a bheith neamhdhleathach. Má fuair tú an teachtaireacht leictreonach seo trí earráid téigh i dteagmháil, le do thoil, leis an té a sheol í nó le [postmaster@sdublincoco.ie](mailto:postmaster@sdublincoco.ie). Glanadh an teachtaireacht seo le bogearraí Frithvíreas.

## Brendan Keogh - DBFL Consulting Engineers

---

From: Brendan Keogh - DBFL Consulting Engineers  
Sent: Thursday 20 June 2019 13:10  
To: Ronan Toft; Brian Harkin  
Cc: Dan Reilly-DBFL Consulting Engineers  
Subject: 170232 - Two Oaks, Scholarstown Road  
Attachments: 170232-CATCHMENT STRATEGY.pdf; 170232-UPDATED ATTENUATION VOLUMES.pdf; IMG\_20190513\_134434479 (1024x768).jpg

Ronan / Brian,

I'm following up on discussions during our meeting at SDCC on 17<sup>th</sup> June regarding Ardstone's site on Scholarstown Road.

Outlined below are a some items relating to the proposed surface water drainage strategy. Feel free to give me a call if further discussion is required on any of these items (01 4004000 / 086 4056246).

### Allowable Greenfield Runoff Rate

Qbar has been assessed based on GSDSD requirements i.e.  $Qbar(m^3/s)=0.00108 \times (Area)^{0.89} \times (SAAR)^{1.17} \times (SOIL)^{2.17}$   
(refer to GSDSD 6.6.1.2 Flood Estimation for Small Catchments – IH Report No. 124)

Area – Approx. 5.35 Ha

SAAR – 911mm (based on local information from Met Eireann)

SOIL – Soil Type 2 (see marked up extract from the Flood Studies Report, Table 4.5 Classification of Soils)

Qbar = 13.3 l/sec (equivalent to 2.5 l/sec/Ha)

Based on discussion at our meeting we understand that a Qbar of 2.5 l/sec/ha is acceptable.

### Proposed Reduction Factors

We have updated our attenuation volumes (see below) to allow for a runoff factor of 0.15 for soft landscaped areas (i.e. grassed areas, planted landscape areas etc.). We understand that this reduction factor is acceptable.

Other reduction factors are detailed in DBFL's Infrastructure Report. As discussed we will provide further justification for the selected reduction factors in the final application to ABP.

### Catchment Strategy

See attached catchment strategy sketch.

- Catchment B and Catchment C cascade into Catchment A (at attenuated flow rates of 2.0l/sec).
- Attenuated flows from Catchment B and Catchment C are factored into the network design and attenuation volume calculations for Catchment A.
- Outflow from Catchment A is limited to 13.3 l/sec (Qbar as noted above).

### Attenuation Volumes

See attached marked up copy of the site's drainage plan. Following our meeting attenuation volumes have been updated to include a runoff factor of 0.15 for landscaped areas (as noted above). Updated 100 year, 50 year and 100 year minus 50 year attenuation volumes are noted.

As discussed, it is proposed to put the 50 year attenuation volume underground with the 100 year minus 50 year volume being stored above ground in a shallow basin as a SuDS measure. For reference I've attached a photo from another completed development DBFL have worked on which shows such an arrangement.

Providing for the 100 year minus 50 year volume above ground is seen as a reasonable compromise between SuDS and the parks departments requirement for usable open space.

Regards

Brendan Keogh  
BA BAI PGradDip CEng MIEI  
**Associate Director**  
**DBFL Consulting Engineers**

DUBLIN OFFICE: Ormond House, Upper Ormond Quay, Dublin 7. Tel: +353 1 400 4000  
Email: [brendan.keogh@dbfl.ie](mailto:brendan.keogh@dbfl.ie) Web: [www.dbfl.ie](http://www.dbfl.ie)

CORK OFFICE: Phoenix House, Monahan Road, Cork. Tel: +353 (0) 21 2024538

WATERFORD OFFICE: Unit 2, The Chandlery, 1-2 O'Connell Street, Waterford. Tel: +353 (0) 51 309500  
Fax: +353 (0) 51 844913



## Brendan Keogh - DBFL Consulting Engineers

---

From: Ronan Toft <rtoft@SDUBLINCOCO.ie>  
Sent: Thursday 27 June 2019 16:42  
To: Brendan Keogh - DBFL Consulting Engineers  
Cc: Brian Harkin  
Subject: RE: 170232 - Two Oaks, Scholarstown Road

Brendan,

I have looked at this and have updated the figures following on from our meeting.

Please note the figures appear to more aligned with ours however there is still a discrepancy within catchment A. Our figures show that the required 100 year attenuation storage for Catchment A should be approx. 1200m<sup>3</sup>.

Catchments B & C appear to be sized ok. Can you give me a call to discuss when suits?

Kind regards,

**Ronan Toft**

Assistant Engineer  
Environment, Water and Climate Change  
South Dublin County Council  
County Hall, Tallaght, Dublin 24 D24 YNN5  
| T: +353 1 414 9000 | Ext: 4333  
| email [rtoft@sdublincoco.ie](mailto:rtoft@sdublincoco.ie)



Please consider the Environment before printing this mail.  
Smaoinigh ar an timpeallacht sula ndéanann tú an ríomhphost seo a phriontáil.

---

From: Brendan Keogh - DBFL Consulting Engineers <Brendan.Keogh@dbfl.ie>  
Sent: 20 June 2019 13:10  
To: Ronan Toft <rtoft@SDUBLINCOCO.ie>; Brian Harkin <bharkin@SDUBLINCOCO.ie>  
Cc: Dan Reilly-DBFL Consulting Engineers <Dan.Reilly@dbfl.ie>  
Subject: 170232 - Two Oaks, Scholarstown Road

Ronan / Brian,

I'm following up on discussions during our meeting at SDCC on 17<sup>th</sup> June regarding Ardstone's site on Scholarstown Road.

Outlined below are a some items relating to the proposed surface water drainage strategy. Feel free to give me a call if further discussion is required on any of these items (01 4004000 / 086 4056246).

### Allowable Greenfield Runoff Rate

Qbar has been assessed based on GSDS requirements i.e.  $Qbar(m^3/s)=0.00108x(Area)^{0.89}(SAAR)^{1.17}(SOIL)^{2.17}$

(refer to GSDSDS 6.6.1.2 Flood Estimation for Small Catchments – IH Report No. 124)

Area – Approx. 5.35 Ha

SAAR – 911mm (based on local information from Met Eireann)

SOIL – Soil Type 2 (see marked up extract from the Flood Studies Report, Table 4.5 Classification of Soils)

Qbar = 13.3 l/sec (equivalent to 2.5 l/sec/Ha)

Based on discussion at our meeting we understand that a Qbar of 2.5 l/sec/ha is acceptable.

### Proposed Reduction Factors

We have updated our attenuation volumes (see below) to allow for a runoff factor of 0.15 for soft landscaped areas (i.e. grassed areas, planted landscape areas etc.). We understand that this reduction factor is acceptable.

Other reduction factors are detailed in DBFL's Infrastructure Report. As discussed we will provide further justification for the selected reduction factors in the final application to ABP.

### Catchment Strategy

See attached catchment strategy sketch.

- Catchment B and Catchment C cascade into Catchment A (at attenuated flow rates of 2.0l/sec).
- Attenuated flows from Catchment B and Catchment C are factored into the network design and attenuation volume calculations for Catchment A.
- Outflow from Catchment A is limited to 13.3 l/sec (Qbar as noted above).

### Attenuation Volumes

See attached marked up copy of the site's drainage plan. Following our meeting attenuation volumes have been updated to include a runoff factor of 0.15 for landscaped areas (as noted above). Updated 100 year, 50 year and 100 year minus 50 year attenuation volumes are noted.

As discussed, it is proposed to put the 50 year attenuation volume underground with the 100 year minus 50 year volume being stored above ground in a shallow basin as a SuDS measure. For reference I've attached a photo from another completed development DBFL have worked on which shows such an arrangement.

Providing for the 100 year minus 50 year volume above ground is seen as a reasonable compromise between SuDS and the parks departments requirement for usable open space.

Regards

Brendan Keogh

BA BAI PGradDip CEng MIEI

**Associate Director**

**DBFL Consulting Engineers**

DUBLIN OFFICE: Ormond House, Upper Ormond Quay, Dublin 7. Tel: +353 1 400 4000

Email: [brendan.keogh@dbfl.ie](mailto:brendan.keogh@dbfl.ie) Web: [www.dbfl.ie](http://www.dbfl.ie)

CORK OFFICE: Phoenix House, Monahan Road, Cork. Tel: +353 (0) 21 2024538

WATERFORD OFFICE: Unit 2, The Chandlery, 1-2 O'Connell Street, Waterford. Tel: +353 (0) 51 309500

Fax: +353 (0) 51 844913





The information in this email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorised. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful. If you have received this electronic message in error, please notify the sender or [postmaster@sdublincoco.ie](mailto:postmaster@sdublincoco.ie). This message has been swept by Anti-Virus software.

Is eolas faoi rún an t-eolas atá sa ríomhphost seo agus d'fhéadfadh go mbeadh sé faoi phribhléid ó thaobh an dlí de. Is don té ar seoladh chuige/chuici agus dósan/dise amháin an t-eolas. Ní ceadmhach do dhuine ar bith eile rochtain a bheith aige/aici ar an ríomhphost seo. Murar duit an ríomhphost seo tá nochtadh, cóipeáil, dáileadh ná aon ghníomh eile a dhéanamh nó aon ghníomh eile a fhágáil gan déanamh ar iontaoibh an ríomhphoist seo toirmisce the ort agus d'fhéadfadh siad sin a bheith neamhdhleathach. Má fuair tú an teachtaireacht leictreonach seo trí earráid téigh i dteagmháil, le do thoil, leis an té a sheol í nó le [postmaster@sdublincoco.ie](mailto:postmaster@sdublincoco.ie). Glanadh an teachtaireacht seo le bogearraí Frithvíreas.

## Brendan Keogh - DBFL Consulting Engineers

---

From: Brendan Keogh - DBFL Consulting Engineers <Brendan.Keogh@dbfl.ie>  
Sent: Friday 12 July 2019 10:32  
To: Ronan Toft  
Cc: Brian Harkin  
Subject: RE: 170232 - Two Oaks, Scholarstown Road  
Attachments: 2019\_07\_12 STORAGE IN AGGREGATES UNDER PERMEABLE PAVING.pdf; 2018\_07\_12 100YR - 50 YR STORAGE STRATEGY.pdf; IMG\_20190513\_134434479 (1024x768).jpg

Ronan,

Just following up on our phone call last week regarding Ardstone's site at Scholarstown Road.

### Storage Volume available in other proposed SUDS measures.

SDCC / DBFL were generally in agreement regarding 100 year volumes for Catchment B and Catchment C, however, a difference remained for Catchment A (also noted in the e-mail below). As discussed last week, I've considered what storage volume is available in other proposed SUDS measures.

For Catchment A, storage volume in the aggregates beneath permeable paving of 349 m<sup>3</sup> is available (based on permeable aggregate layer depth of 0.375 m and void ratio of 0.3). For Catchment A this would result in a potential storage volume of 1,342 m<sup>3</sup> (see attached marked up copy of the site's drainage plan).

For information, additional storage in aggregates under permeable paving are also noted for Catchment B and Catchment C.

### Strategy for storage of 100 year minus 50 year volumes above ground.

Attached is a marked up copy of the landscape architects plan showing our strategy for storage of 100 year minus 50 year volumes above ground. We'll continue to co-ordinate this with the landscape architect in advance of lodging the application. For reference I've attached a photo from another completed development DBFL have worked on which shows such an arrangement.

Feel free to give me a call if further discussion is required on any of these items (01 4004000 / 086 4056246).

Regards

---

From: Ronan Toft <rtoft@SDUBLINCOCO.ie>  
Sent: Thursday 27 June 2019 16:42  
To: Brendan Keogh - DBFL Consulting Engineers <Brendan.Keogh@dbfl.ie>  
Cc: Brian Harkin <bharkin@SDUBLINCOCO.ie>  
Subject: RE: 170232 - Two Oaks, Scholarstown Road

Brendan,

I have looked at this and have updated the figures following on from our meeting.

Please note the figures appear to more aligned with ours however there is still a discrepancy within catchment A. Our figures show that the required 100 year attenuation storage for Catchment A should be approx. 1200m<sup>3</sup>.

Catchments B & C appear to be sized ok. Can you give me a call to discuss when suits?

Kind regards,

Ronan Toft

Assistant Engineer  
Environment, Water and Climate Change  
South Dublin County Council  
County Hall, Tallaght, Dublin 24 D24 YNN5  
| T: +353 1 414 9000 | Ext: 4333  
| email [rtoft@sdublincoco.ie](mailto:rtoft@sdublincoco.ie)



Please consider the Environment before printing this mail.  
Smaoinigh ar an timpeallacht sula ndéanann tú an ríomhphost seo a phriontáil.

---

From: Brendan Keogh - DBFL Consulting Engineers <Brendan.Keogh@dbfl.ie>  
Sent: 20 June 2019 13:10  
To: Ronan Toft <rtoft@SDUBLINCOCO.ie>; Brian Harkin <bharkin@SDUBLINCOCO.ie>  
Cc: Dan Reilly-DBFL Consulting Engineers <Dan.Reilly@dbfl.ie>  
Subject: 170232 - Two Oaks, Scholarstown Road

Ronan / Brian,

I'm following up on discussions during our meeting at SDCC on 17<sup>th</sup> June regarding Ardstone's site on Scholarstown Road.

Outlined below are a some items relating to the proposed surface water drainage strategy. Feel free to give me a call if further discussion is required on any of these items (01 4004000 / 086 4056246).

#### Allowable Greenfield Runoff Rate

Qbar has been assessed based on GSDSD requirements i.e.  $Qbar(m^3/s)=0.00108x(Area)^{0.89}(SAAR)^{1.17}(SOIL)^{2.17}$   
(refer to GSDSD 6.6.1.2 Flood Estimation for Small Catchments – IH Report No. 124)

Area – Approx. 5.35 Ha

SAAR – 911mm (based on local information from Met Eireann)

SOIL – Soil Type 2 (see marked up extract from the Flood Studies Report, Table 4.5 Classification of Soils)

Qbar = 13.3 l/sec (equivalent to 2.5 l/sec/Ha)

Based on discussion at our meeting we understand that a Qbar of 2.5 l/sec/ha is acceptable.

#### Proposed Reduction Factors

We have updated our attenuation volumes (see below) to allow for a runoff factor of 0.15 for soft landscaped areas (i.e. grassed areas, planted landscape areas etc.). We understand that this reduction factor is acceptable.

Other reduction factors are detailed in DBFL's Infrastructure Report. As discussed we will provide further justification for the selected reduction factors in the final application to ABP.

#### Catchment Strategy



See attached catchment strategy sketch.

- Catchment B and Catchment C cascade into Catchment A (at attenuated flow rates of 2.0l/sec).
- Attenuated flows from Catchment B and Catchment C are factored into the network design and attenuation volume calculations for Catchment A.
- Outflow from Catchment A is limited to 13.3 l/sec (Qbar as noted above).

### Attenuation Volumes

See attached marked up copy of the site's drainage plan. Following our meeting attenuation volumes have been updated to include a runoff factor of 0.15 for landscaped areas (as noted above). Updated 100 year, 50 year and 100 year minus 50 year attenuation volumes are noted.

As discussed, it is proposed to put the 50 year attenuation volume underground with the 100 year minus 50 year volume being stored above ground in a shallow basin as a SuDS measure. For reference I've attached a photo from another completed development DBFL have worked on which shows such an arrangement.

Providing for the 100 year minus 50 year volume above ground is seen as a reasonable compromise between SuDS and the parks departments requirement for usable open space.

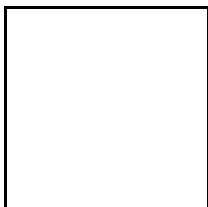
Regards

Brendan Keogh  
BA BAI PGradDip CEng MIEI  
**Associate Director**  
**DBFL Consulting Engineers**

DUBLIN OFFICE: Ormond House, Upper Ormond Quay, Dublin 7. Tel: +353 1 400 4000  
Email: [brendan.keogh@dbfl.ie](mailto:brendan.keogh@dbfl.ie) Web: [www.dbfl.ie](http://www.dbfl.ie)

CORK OFFICE: Phoenix House, Monahan Road, Cork. Tel: +353 (0) 21 2024538

WATERFORD OFFICE: Unit 2, The Chandlery, 1-2 O'Connell Street, Waterford. Tel: +353 (0) 51 309500  
Fax: +353 (0) 51 844913



The information in this email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorised. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful. If you have received this electronic message in error, please notify the sender or [postmaster@sdblincoco.ie](mailto:postmaster@sdblincoco.ie). This message has been swept by Anti-Virus software.

Is eolas faoi rún an t-eolas atá sa ríomhphost seo agus d'fhéadfadh go mbeadh sé faoi phribhléid ó thaobh an dlí de. Is don té ar seoladh chuige/chuici agus dósan/dise amháin an t-eolas. Ní ceadmhach do dhuine ar bith eile rochtain a

bheith aige/aici ar an ríomhphost seo. Murar duit an ríomhphost seo tá nochtadh, cóipeáil, dáileadh ná aon ghníomh eile a dhéanamh nó aon ghníomh eile a fhágáil gan déanamh ar iontaoibh an ríomhphoist seo toirmisce orth agus d'fhéadfadh siad sin a bheith neamhdhleathach. Má fuair tú an teachtaireacht leictreonach seo trí earráid téigh i dteagmháil, le do thoil, leis an té a sheol í nó le [postmaster@sdublincoco.ie](mailto:postmaster@sdublincoco.ie). Glanadh an teachtaireacht seo le bogearraí Frithvíreas.

## **APPENDIX B**

### CORRESPONDENCE WITH IRISH WATER

Ardstone Residential Partners c/o Seán Byrne  
Ormond House,  
Upper Quay,  
Dublin 7



**Uisce Éireann**  
Bosca OP 6000  
Baile Átha Cliath 1  
Éire

**Irish Water**  
PO Box 6000  
Dublin 1  
Ireland

**T:** +353 1 89 25000  
**F:** +353 1 89 25001  
[www.water.ie](http://www.water.ie)

05 February 2019

Dear Sir/Madam,

**Re: Customer Reference No 4995161937 pre-connection enquiry - Subject to contract | Contract denied  
[Connection for Strategic Housing Development of 650 no. domestic units]**

Irish Water has reviewed your pre-connection enquiry in relation to water and wastewater connections at Beechpark, Scholarstown Road, Rathfarnham, Dublin

. Based upon the details that you have provided with your pre-connection enquiry and on the capacity currently available in the network(s), as assessed by Irish Water, we wish to advise you that, subject to a valid connection agreement being put in place, your proposed connection to the Irish Water network(s) can be facilitated.

In the case of wastewater connections this assessment does not confirm that a gravity connection is achievable. Therefore a suitably sized pumping station may be required to be installed on your site. All infrastructure should be designed and installed in accordance with the Irish Water Code of Practice.

**Water:**

New connection to the existing network is feasible subject to network upgrade. Upsizing of existing 150mm ID main in Scholarstown and Oriagh Grove Road to 200mm ID for approximately 395m will be required. Irish Water currently does not have any plans to commence upgrade works to its network in this area.

This Confirmation of Feasibility to connect to the Irish Water infrastructure also does not extend to your fire flow requirements. Please note that Irish Water can not guarantee a flow rate to meet fire flow requirements and in order to guarantee a flow to meet the Fire Authority requirements, you should provide adequate fire storage capacity within your development.

**Wastewater:**

There are significant wastewater network constraints in the area and downstream of the site. New connection to the existing network is feasible subject to network upgrade. Irish Water currently has a project on current investment plan which will provide the necessary upgrade and capacity. This upgrade project is scheduled to be completed in 2021. There is a section of proposed 450mm ND sewer as a part of the Project running through the site parallel to the East boundary. A wayleave in favour of Irish Water will be required for the infrastructure.

## **Strategic Housing Development**

Irish Water notes that the scale of this development dictates that it is subject to the Strategic Housing Development planning process. Therefore:

- A. In advance of submitting your full application to An Bord Pleanála for assessment, you must have reviewed this development with Irish Water and received a Statement of Design Acceptance in relation to the layout of water and wastewater services.
- B. You are advised that this correspondence does not constitute an offer in whole or in part to provide a connection to any Irish Water infrastructure and is provided subject to a connection agreement being signed and appropriate connection fee paid at a later date.
- C. In advance of submitting this development to An Bord Pleanála for full assessment, the Developer is required to have entered into a Project Works Services Agreement to deliver infrastructure upgrades to facilitate the connection of the development to Irish Water infrastructure.

All infrastructure should be designed and installed in accordance with the Irish Water Codes of Practice and Standard Details.

A connection agreement can be applied for by completing the connection application form available at [www.water.ie/connections](http://www.water.ie/connections). Irish Water's current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities.

If you have any further questions, please contact Marina Byrne from the design team on 018925991 or email [mzbyrne@water.ie](mailto:mzbyrne@water.ie). For further information, visit [www.water.ie/connections](http://www.water.ie/connections)

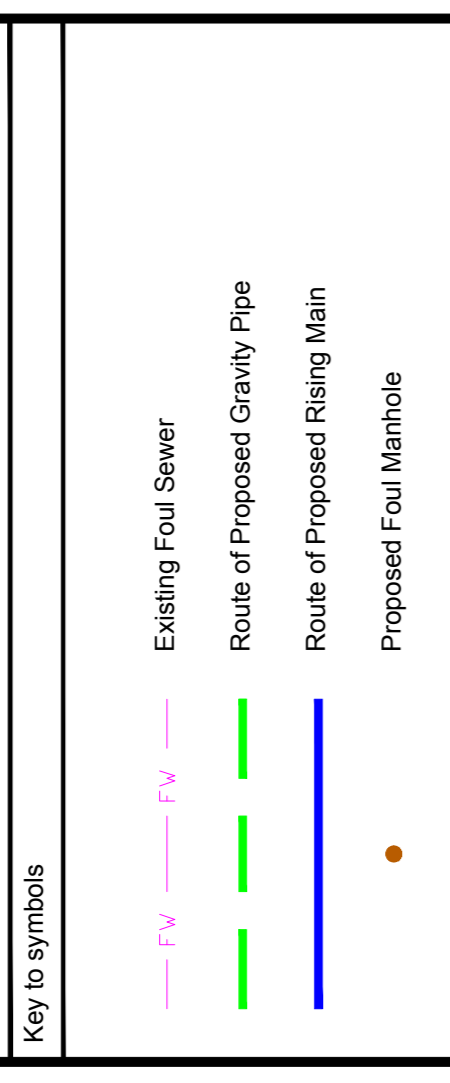
Yours sincerely,

**Maria O'Dwyer**  
**Connections and Developer Services**

**Stiúrthóirí / Directors:** Mike Quinn (Chairman), Eamon Gallen, Cathal Marley, Brendan Murphy, Michael G. O'Sullivan  
**Oifig Chláraithe / Registered Office:** Teach Colvill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin 1, D01 NP86  
Is cuideachta ghníomhaíochta ainmnithe atá faoi theorainn scaireanna é Uisce Éireann / Irish Water is a designated activity company, limited by shares.  
**Uimhir Chláraithe in Éirinn / Registered in Ireland No.:** 530363

**Notes**

- ©Ordnance Survey Ireland/Government of Ireland. Ordnance Survey Ireland Licence No. EN034515.
- This drawing to be read in conjunction with all other drawings and specifications.
- All dimensions are in metres.
- All levels are in metres relative to Ordnance Datum at Main Head.
- Do not scale off this drawing. Use figured dimensions only. All dimensions to be checked on site.



**Reference drawings**

Rev	Date	Drawn	Description	Chk'd	App'd
P4	XX/XX/18	ERN	Issued For Information	DMY	TMY
P3	23/08/17	ERN	Issued with Planning Note	DMY	TMY
P2	30/01/17	ERN	Preliminary - Issued for Discussion	DMY	PKY
P1	24/11/16	ERN	Preliminary - Issued for Information	DMY	PKY

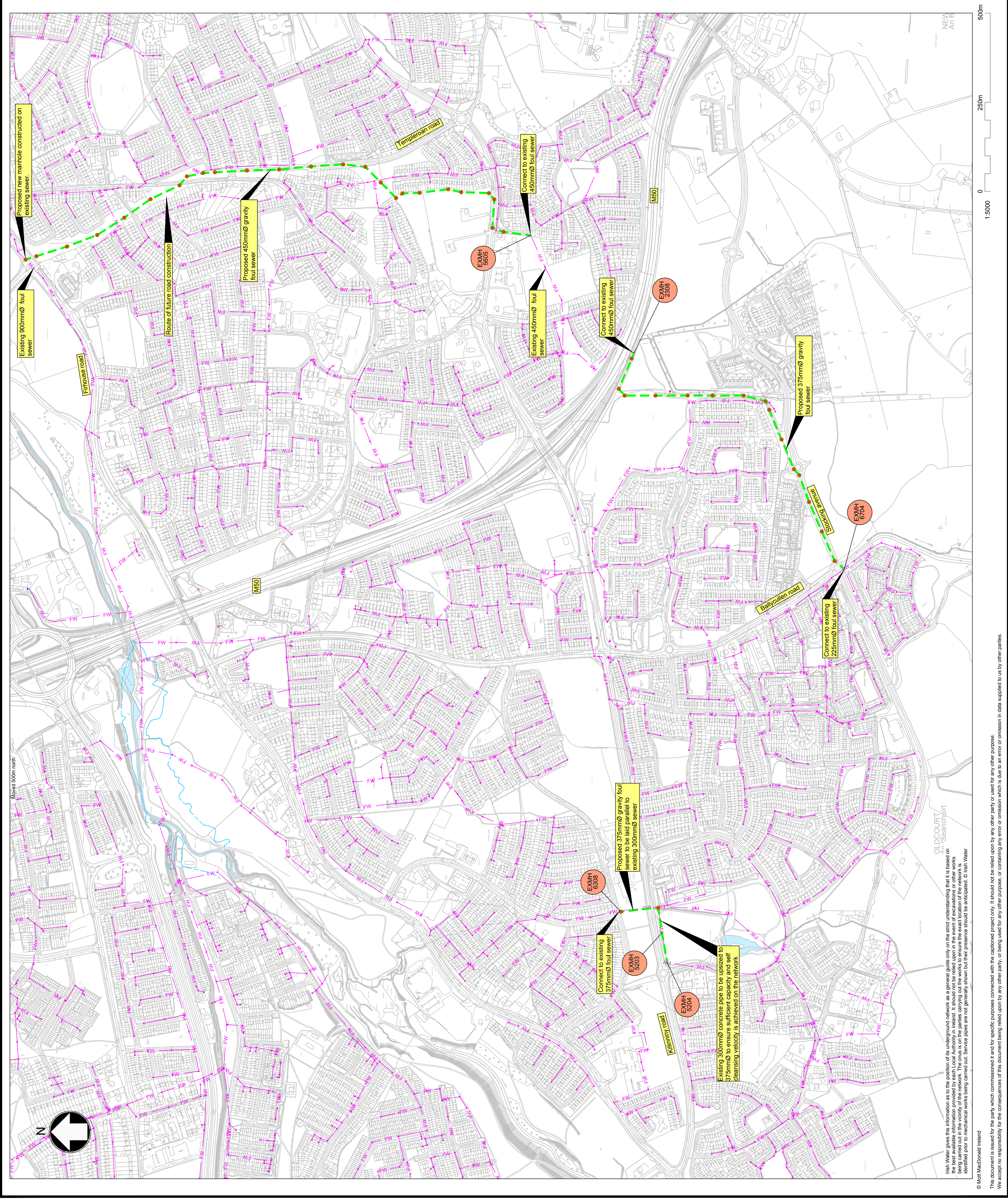
**MOTT MACDONALD**

South Block  
Rockfield  
Dundrum  
Dublin, 16  
Ireland  
T +353 (0) 1 2916700  
F +353 (0) 1 2916700  
W www.mottmac.com

**Client**  
Irish Water  
Colvill House  
24 - 26 Talbot Street  
Dublin 1  
Ireland

**Title**  
Local Network Reinforcement Project  
Lot-B SDC\_003 - Ballycullen/Oldcourt  
Overview of Upgrade Proposals

Designed	A.Stafford	Eng check	D.Murphy
Drawn	E.Richardson	Coordination	C.Reilly
Dwg check	A.Stafford	Approved	T.Murphy
Scale at A1	Status	Rev	Security
1:5000	PRE	P4	STD
Drawing Number		MMD-366000-D-DR-LOT-B-XX-0500	



This document is issued for the party which commissioned it and for specific purposes connected with the captioned project only. It should not be relied upon by any other party or used for any other purpose. We accept no responsibility for the consequences of this document being relied upon by any other party, or being used for any other purpose, or containing any error or omission in data supplied to us by other parties.

© Irish Water  
© Mott MacDonald Ireland  
C:\wpcas\pms\1\res6527\0249496\MMMD-366000-D-DR-LOT-B-XX-0500.dwg Mar 13, 2018 - 12:23PM rcd6527

## Brendan Keogh - DBFL Consulting Engineers

---

From: Brendan Keogh - DBFL Consulting Engineers <Brendan.Keogh@dbfl.ie>  
Sent: Thursday 21 February 2019 19:00  
To: defee@water.ie  
Cc: Brian.Morrow@ardstone.com  
Subject: FW: Ardstone Development Scholarstown - Irish Water COF  
Attachments: P-S-R-002~E.pdf; 3576 Scholarstown Road\_ITM15\_250(1.0).pdf; 3576 Scholarstown Road\_ITM15\_250\_3D(1.0).dwg; 3576 Scholarstown Road\_ITM15\_250\_2D(1.0).dwg

Dermot,

Just following up on a couple of items after our meeting yesterday morning.

Attached to this e-mail are the draft site layout (as tabled yesterday) and files for the GPR survey recently carried out along Scholarstown Road.

Can you please forward a copy of the network upgrade plan which covers the area from Stocking Ave to Firhouse Road ?

Regards

---

From: Brendan Keogh - DBFL Consulting Engineers  
Sent: Wednesday 13 February 2019 17:15  
To: 'defee@water.ie' <defee@water.ie>  
Cc: Brian Morrow <Brian.Morrow@ardstone.com>; John White <john.white@ardstone.com>; Kevin Keegan <kkeegan@ksnpm.ie>; Ger Cleary <gcleary@ksnpm.ie>  
Subject: Ardstone Development Scholarstown - Irish Water COF

Dermot,

Thanks for your time on the phone this afternoon.

As discussed, Ardstone recently received a COF letter from Irish Water for 650 domestic units (as attached). This COF letter notes IW's requirement to route a 450 diameter foul sewer via the site (and associated wayleave). It is intended that provision for this pipeline is accommodated within the site layout as it evolves.

Also attached to this e-mail is topographic survey information for the site (pdf & dwg) and the preliminary SI report (2018).

Feel free to contact me if there's any further queries.

We're keen to be kept up to date on progress of the Local Network Reinforcement Project.

Regards

---

From: Dermot Fee (C) <[defee@water.ie](mailto:defee@water.ie)>  
Sent: Tuesday 12 February 2019 16:26  
To: Brian Morrow <[Brian.Morrow@ardstone.com](mailto:Brian.Morrow@ardstone.com)>  
Subject: Ardstone Development Scholarstown

Hi Brian,

Would you be able to give me call tomorrow on either number below.

I understand from IW CDS that there has been a per-connection enquiry received for the Scholarstown development which has interaction with the Local Network Reinforcement Project for the area.

thanks

Dermot

Dermot Fee CEng C.WEM  
*Project Manager, Infrastructure Programme*

**Uisce Éireann**  
Sráid Uí Fhoghlú, Baile Átha Cliath 1, Éire  
**Irish Water**  
Foley Street, Dublin 1, Ireland

T: +353 1 60 21272

M: +353 87 629 9515

E: [defee@water.ie](mailto:defee@water.ie)

[www.water.ie](http://www.water.ie)

The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential, commercially sensitive and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited and may be unlawful. Irish Water accepts no liability for actions or effects based on the prohibited usage of this information. Irish Water is neither liable for the proper and complete transmission of the information contained in this communication nor for any delay in its receipt. If you received this in error, please contact the sender and delete the material from any computer. E-Mail may be susceptible to data corruption, interception and unauthorised amendment. Irish Water accepts no responsibility for changes to or interception of this e-mail after it was sent or for any damage to the recipients systems or data caused by this message or its attachments. Please also note that messages to or from Irish Water may be monitored to ensure compliance with Irish Water's policies and standards and to protect our business. Irish Water, a designated activity company limited by shares, is a subsidiary of Ervia, established pursuant to the Water Services Act 2013, having its principal place of business at Colvill House, 24-26 Talbot Street, Dublin 1.

Thank you for your attention.

Tá an fhaisnéis á seachadadh dírithe ar an duine nó ar an eintiteas chuig a bhfuil sí seolta amháin agus féadfar ábhar faoi rún, faoi phribhléid nó ábhar atá íogair ó thaobh tráchtála de a bheith mar chuid de. Tá aon athsheachadadh nó scaipeadh den fhaisnéis, aon athbhreithniú ar nó aon úsáid eile a bhaint as, nó aon ghníomh a dhéantar ag brath ar an bhfaisnéis seo ag daoine nó ag eintitis nach dóibh siúd an fhaisnéis seo, toirimiscthe agus féadfar é a bheith neamhdhleathach. Níl Uisce Éireann faoi dhliteanas maidir le seachadadh iomlán agus ceart na faisnéise sa chumarsáid seo nó maidir le haon mhoill a bhaineann léi. Ní ghlacann Uisce Éireann le haon dliteanas faoi ghnímh nó faoi iarmhairtí bunaithe ar úsáid thoirmiscthe na faisnéise seo. Níl Uisce Éireann faoi dhliteanas maidir le seachadadh ceart agus iomlán na faisnéise sa chumarsáid seo nó maidir le haon mhoill a bhaineann léi. Má fuair tú an teachtaireacht seo in earráid, más é do thoil é, déan teagmháil leis an seoltóir agus scríos an t-ábhar ó gach aon ríomhaire. Féadfar ríomhphost a bheith soghabhálach i leith truaillithe, idircheaptha agus i leith leasaithe neamhúdaraithe. Ní ghlacann Uisce Éireann le haon fhreagracht as athruithe nó as idircheapadh a rinneadh ar an ríomhphost seo i ndiaidh é a sheoladh nó as aon dochar do chórais na bhfaighteoirí déanta ag an teachtaireacht seo nó ag a ceangaltáin. Más é do thoil é, tabhair faoi deara chomh maith go bhféadfar monatóireacht a dhéanamh ar theachtairreachtaí chuig nó ó Uisce Éireann chun comhlíonadh le polasaithe agus le caighdeáin Uisce Éireann a



chinntiú agus chun ár ngnó a chosaint. Fochuideachta gníomhaíochta de chuid Ervia is ea Uisce Éireann atá faoi theorainn scaireanna, de bhun fhorálacha an tAcht um Sheirbhísí Uisce 2013, a bhfuil a bpríomh ionad gnó ag 24-26 Teach Colvill, Sráid na Talbóide, BÁC 1.

Go raibh maith agat as d'aird a thabhairt.

## Brendan Keogh - DBFL Consulting Engineers

---

From: Dermot Fee (C) <defee@water.ie>  
Sent: Friday 22 February 2019 08:45  
To: Brendan Keogh - DBFL Consulting Engineers  
Subject: RE: Ardstone Development Scholarstown - Irish Water COF  
Attachments: MMD-366000-D-DR-LOT-B-XX-0500\_P4.pdf

Brendan,

Please find attached the proposed scheme for Scholarstown.  
The scheme extent south of the M50 as mostly being installed (Motts assessing the connection along Stocking Wood) but shouldn't affect the plots you highlighted on Wednesday.

Thanks

Dermot

---

From: Brendan Keogh - DBFL Consulting Engineers [mailto:Brendan.Keogh@dbfl.ie]  
Sent: 21 February 2019 19:00  
To: Dermot Fee (C)  
Cc: Brian.Morrow@ardstone.com  
Subject: FW: Ardstone Development Scholarstown - Irish Water COF

Dermot,

Just following up on a couple of items after our meeting yesterday morning.

Attached to this e-mail are the draft site layout (as tabled yesterday) and files for the GPR survey recently carried out along Scholarstown Road.

Can you please forward a copy of the network upgrade plan which covers the area from Stocking Ave to Firhouse Road ?

Regards

---

From: Brendan Keogh - DBFL Consulting Engineers  
Sent: Wednesday 13 February 2019 17:15  
To: 'defee@water.ie' <defee@water.ie>  
Cc: Brian Morrow <Brian.Morrow@ardstone.com>; John White <john.white@ardstone.com>; Kevin Keegan <kkeegan@ksnpm.ie>; Ger Cleary <gcleary@ksnpm.ie>  
Subject: Ardstone Development Scholarstown - Irish Water COF

Dermot,

Thanks for your time on the phone this afternoon.

As discussed, Ardstone recently received a COF letter from Irish Water for 650 domestic units (as attached). This COF letter notes IW's requirement to route a 450 diameter foul sewer via the site (and associated wayleave). It is intended that provision for this pipeline is accommodated within the site layout as it evolves.

Also attached to this e-mail is topographic survey information for the site (pdf & dwg) and the preliminary SI report (2018).

Feel free to contact me if there's any further queries.

We're keen to be kept up to date on progress of the Local Network Reinforcement Project.

Regards

---

From: Dermot Fee (C) <[defee@water.ie](mailto:defee@water.ie)>  
Sent: Tuesday 12 February 2019 16:26  
To: Brian Morrow <[Brian.Morrow@ardstone.com](mailto:Brian.Morrow@ardstone.com)>  
Subject: Ardstone Development Scholarstown

Hi Brian,

Would you be able to give me call tomorrow on either number below.

I understand from IW CDS that there has been a per-connection enquiry received for the Scholarstown development which has interaction with the Local Network Reinforcement Project for the area.

thanks

Dermot

Dermot Fee CEng C.WEM  
*Project Manager, Infrastructure Programme*

**Uisce Éireann**  
Sráid Uí Fhoghlú, Baile Átha Cliath 1, Éire  
**Irish Water**  
Foley Street, Dublin 1, Ireland

T: +353 1 60 21272  
M: +353 87 629 9515  
E: [defee@water.ie](mailto:defee@water.ie)  
[www.water.ie](http://www.water.ie)

The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential, commercially sensitive and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited and may be unlawful. Irish Water accepts no liability for actions or effects based on the prohibited usage of this information. Irish Water is neither liable for the proper and complete transmission of the information contained in this communication nor for any delay in its receipt. If you received this in error, please contact the sender and delete the material from any computer. E-Mail may be susceptible to data corruption, interception and unauthorised amendment. Irish Water accepts no responsibility for changes to or interception of this e-mail after it was sent or for any damage to the recipients systems or data caused by this message or its attachments. Please also note that messages to or from Irish Water may be monitored to ensure compliance with Irish Water's policies and standards and to protect our business. Irish Water, a designated activity company limited by shares, is a subsidiary of Ervia, established pursuant to the Water Services Act 2013, having its principal place of business at Colvill House, 24-26 Talbot Street, Dublin 1.

Thank you for your attention.

Tá an fhaisnéis á seachadadh dírithe ar an duine nó ar an eintiteas chuig a bhfuil sí seolta amháin agus féadfar ábhar faoi rún, faoi phribhléid nó ábhar atá íogair ó thaobh tráchtála de a bheith mar chuid de. Tá aon athsheachadadh nó scaipeadh den fhaisnéis, aon athbhreithniú ar nó aon úsáid eile a bhaint as, nó aon ghníomh a dhéantar ag brath ar an bhfaisnéis seo ag daoine nó ag eintitis nach dóibh siúd an fhaisnéis seo, toirimisceithe agus féadfar é a bheith neamhdhleathach. Níl Uisce Éireann faoi dhliteanas maidir le seachadadh iomlán agus ceart na faisnéise sa chumarsáid seo nó maidir le haon mhoill a bhaineann léi. Ní ghlacann Uisce Éireann le haon dliteanas faoi ghnímh nó faoi iarmhairtí bunaithe ar úsáid thoirmisceithe na faisnéise seo. Níl Uisce Éireann faoi dhliteanas maidir le seachadadh ceart agus iomlán na faisnéise sa chumarsáid seo nó maidir le haon mhoill a bhaineann léi. Má fuair tú an teachtaireacht seo in earráid, más é do thoil é, déan teagmháil leis an seoltóir agus scríos an t-ábhar ó gach aon ríomhaire. Féadfar ríomhphost a bheith soghabhálach i leith truaillithe, idircheaptha agus i leith leasaithe neamhúdaráithe. Ní ghlacann Uisce Éireann le haon fhreagracht as athruithe nó as idircheapadh a rinneadh ar an ríomhphost seo i ndiaidh é a sheoladh nó as aon dochar do chórais na bhfaighteoírí déanta ag an teachtaireacht seo nó ag a ceangaltáin. Más é do thoil é, tabhair faoi deara chomh maith go bhféadfar monatóireacht a dhéanamh ar theachtairachtaí chuig nó ó Uisce Éireann chun comhlíonadh le polasaithe agus le caighdeáin Uisce Éireann a chinntiú agus chun ár ngnó a chosaint. Fochuideachta gníomhaíochta de chuid Ervia is ea Uisce Éireann atá faoi theorainn scaireanna, de bhun fhorálacha an tAcht um Sheirbhísí Uisce 2013, a bhfuil a bpríomh ionad gnó ag 24-26 Teach Colvill, Sráid na Talbóide, BÁC 1.

Go raibh maith agat as d'aird a thabhairt.

The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential, commercially sensitive and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited and may be unlawful. Irish Water accepts no liability for actions or effects based on the prohibited usage of this information. Irish Water is neither liable for the proper and complete transmission of the information contained in this communication nor for any delay in its receipt. If you received this in error, please contact the sender and delete the material from any computer. E-Mail may be susceptible to data corruption, interception and unauthorised amendment. Irish Water accepts no responsibility for changes to or interception of this e-mail after it was sent or for any damage to the recipients systems or data caused by this message or its attachments. Please also note that messages to or from Irish Water may be monitored to ensure compliance with Irish Water's policies and standards and to protect our business. Irish Water, a designated activity company limited by shares, is a subsidiary of Ervia, established pursuant to the Water Services Act 2013, having its principal place of business at Colvill House, 24-26 Talbot Street, Dublin 1.

Thank you for your attention.

Tá an fhaisnéis á seachadadh dírithe ar an duine nó ar an eintiteas chuig a bhfuil sí seolta amháin agus féadfar ábhar faoi rún, faoi phribhléid nó ábhar atá íogair ó thaobh tráchtála de a bheith mar chuid de. Tá aon athsheachadadh nó scaipeadh den fhaisnéis, aon athbhreithniú ar nó aon úsáid eile a bhaint as, nó aon ghníomh a dhéantar ag brath ar an bhfaisnéis seo ag daoine nó ag eintitis nach dóibh siúd an fhaisnéis seo, toirimisceithe agus féadfar é a bheith neamhdhleathach. Níl Uisce Éireann faoi dhliteanas maidir le seachadadh iomlán agus ceart na faisnéise sa chumarsáid seo nó maidir le haon mhoill a bhaineann léi. Ní ghlacann Uisce Éireann le haon dliteanas faoi ghnímh nó faoi iarmhairtí bunaithe ar úsáid thoirmisceithe na faisnéise seo. Níl Uisce Éireann faoi dhliteanas maidir le seachadadh ceart agus iomlán na faisnéise sa chumarsáid seo nó maidir le haon mhoill a bhaineann léi. Má fuair tú an teachtaireacht seo in earráid, más é do thoil é, déan teagmháil leis an seoltóir agus scríos an t-ábhar ó gach aon ríomhaire. Féadfar ríomhphost a bheith soghabhálach i leith truaillithe, idircheaptha agus i leith leasaithe neamhúdaráithe. Ní ghlacann Uisce Éireann le haon fhreagracht as athruithe nó as idircheapadh a rinneadh ar an ríomhphost seo i ndiaidh é a sheoladh nó as aon dochar do chórais na bhfaighteoírí déanta ag an teachtaireacht seo

nó ag a ceangaltáin. Más é do thoil é, tabhair faoi deara chomh maith go bhféadfar monatóireacht a dhéanamh ar theachtaireachtaí chuig nó ó Uisce Éireann chun comhlíonadh le polasaithe agus le caighdeáin Uisce Éireann a chinntiú agus chun ár ngnó a chosaint. Fochuideachta gníomhaíochta de chuid Ervia is ea Uisce Éireann atá faoi theorainn scaireanna, de bhun fhorálacha an tAcht um Sheirbhísí Uisce 2013, a bhfuil a bpríomh ionad gnó ag 24-26 Teach Colvill, Sráid na Talbóide, BÁC 1.

Go raibh maith agat as d'aird a thabhairt.

## Brendan Keogh - DBFL Consulting Engineers

---

From: Brendan Keogh - DBFL Consulting Engineers <Brendan.Keogh@dbfl.ie>  
Sent: Friday 5 April 2019 08:56  
To: Dermot Fee (C)  
Cc: John White; Brian Morrow  
Subject: RE: Ardstone Development Scholarstown - Irish Water COF  
Attachments: 170232-3002.pdf; 170232-3002 - Standard.zip

Dermot,

See below for responses to IW's queries on Site Layout and Programme.

### Layout

- Attached is the current site services layout (surface water & foul drainage) for Ardstone's site in Scholarstown (pdf & dwg). This drawing is co-ordinated to ITM. This is the site layout we intend to present at our pre-application meeting with An Bord Pleanala (expected May 2019).
- An indicative route is shown for IW's proposed 450 diameter foul sewer. We're happy to further discuss and co-ordinate this route with IW. Also shown is the proposed foul drainage connection from the development to the 450 diameter foul sewer.

### Programme

- Ardstone's target is to get a decision from An Bord Pleanala in November 2019 with construction commencing late 2019 / early 2020.

Regards

---

From: Dermot Fee (C) <defee@water.ie>  
Sent: Wednesday 3 April 2019 18:40  
To: Brendan Keogh - DBFL Consulting Engineers <Brendan.Keogh@dbfl.ie>  
Cc: 'Hartley, Fred' <Fred.Hartley@mottmac.com>; Barnard, Jacques <Jacques.Barnard@mottmac.com>  
Subject: FW: Ardstone Development Scholarstown - Irish Water COF

Hi Brendan,

Would you be able to help with the 2 queries highlighted below, thanks

---

From: Hartley, Fred [<mailto:Fred.Hartley@mottmac.com>]  
Sent: 03 April 2019 18:38  
To: Dermot Fee (C)  
Cc: Barnard, Jacques; Murphy, Thomas  
Subject: RE: Ardstone Development Scholarstown - Irish Water COF

Dermot,

Please could you ask **Ardstone to provide their site layout in either ING or ITM coordinates**, the file we received doesn't appear to be in any coordinate system and so is very difficult to accurately overlay our proposed sewer route onto this. Additionally, if there are any site service layout drawings available this would be useful. At first glance it appears that routing the sewer through the development using the proposed roads will be more constructible due to congestion with the existing 1200mm surface water sewer and proximity to the proposed building along the current route adjacent to the site's eastern perimeter.

## Do we have any idea of Ardstone's programme?

Regards,  
Fred

The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential, commercially sensitive and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited and may be unlawful. Irish Water accepts no liability for actions or effects based on the prohibited usage of this information. Irish Water is neither liable for the proper and complete transmission of the information contained in this communication nor for any delay in its receipt. If you received this in error, please contact the sender and delete the material from any computer. E-Mail may be susceptible to data corruption, interception and unauthorised amendment. Irish Water accepts no responsibility for changes to or interception of this e-mail after it was sent or for any damage to the recipients systems or data caused by this message or its attachments. Please also note that messages to or from Irish Water may be monitored to ensure compliance with Irish Water's policies and standards and to protect our business. Irish Water, a designated activity company limited by shares, is a subsidiary of Ervia, established pursuant to the Water Services Act 2013, having its principal place of business at Colvill House, 24-26 Talbot Street, Dublin 1.

Thank you for your attention.

Tá an fhaisnéis á seachadadh dírithe ar an duine nó ar an eintiteas chuig a bhfuil sí seolta amháin agus féadfar ábhar faoi rún, faoi phribhléid nó ábhar atá íogair ó thaobh tráchtála de a bheith mar chuid de. Tá aon athsheachadadh nó scaipeadh den fhaisnéis, aon athbhreithniú ar nó aon úsáid eile a bhaint as, nó aon ghníomh a dhéantar ag brath ar an bhfaisnéis seo ag daoine nó ag eintitis nach dóibh siúd an fhaisnéis seo, toirimiscthe agus féadfar é a bheith neamhdhleathach. Níl Uisce Éireann faoi dhliteanas maidir le seachadadh iomlán agus ceart na faisnéise sa chumarsáid seo nó maidir le haon mhoill a bhaineann léi. Ní ghlacann Uisce Éireann le haon dliteanas faoi ghnímh nó faoi iarmhairtí bunaithe ar úsáid thoirmiscthe na faisnéise seo. Níl Uisce Éireann faoi dhliteanas maidir le seachadadh ceart agus iomlán na faisnéise sa chumarsáid seo nó maidir le haon mhoill a bhaineann léi. Má fuair tú an teachtaireacht seo in earráid, más é do thoil é, déan teagmháil leis an seoltóir agus scríos an t-ábhar ó gach aon ríomhaire. Féadfar ríomhphost a bheith soghabhálach i leith truaillithe, idircheaptha agus i leith leasaithe neamhúdaraíthe. Ní ghlacann Uisce Éireann le haon fhreagracht as athruithe nó as idircheapadh a rinneadh ar an ríomhphost seo i ndiaidh é a sheoladh nó as aon dochar do chórais na bhfaighteoírí déanta ag an teachtaireacht seo nó ag a ceangaltáin. Más é do thoil é, tabhair faoi deara chomh maith go bhféadfar monatóireacht a dhéanamh ar theachtairreachtaí chuig nó ó Uisce Éireann chun comhlíonadh le polasaithe agus le caighdeáin Uisce Éireann a chinntiú agus chun ár ngnó a chosaint. Fochuideachta gníomhaíochta de chuid Ervia is ea Uisce Éireann atá faoi theorainn scaireanna, de bhun fhorálacha an tAcht um Sheirbhísí Uisce 2013, a bhfuil a bpríomh ionad gnó ag 24-26 Teach Colvill, Sráid na Talbóide, BÁC 1.

Go raibh maith agat as d'aird a thabhairt.



Your Ref: ABP-304381-19  
Our Ref: 4995161937

An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1  
30/05/2019

Uisce Éireann  
Bosca OP 6000  
Baile Átha Cliath 1  
Éire

Irish Water  
PO Box 6000  
Dublin 1  
Ireland

T: +353 1 89 25000  
F: +353 1 89 25001  
[www.water.ie](http://www.water.ie)

Dear Sir/ Madam,

**Re: 594no. residential units (482no. build to rent units, 112no. build to sell units) and all associated site works.**

**Site located north of Scholarstown Road incorporating dwellings known as Beechpark and Maryfield, Scholarstown Road, Dublin 16.**

Irish Water has received notification of Ardstone Homes Ltd.'s request to enter into consultations under Section 5 of the Planning and Development (Housing) and Residential Tenancies Act 2016 in respect of the above mentioned proposed development.

Irish Water has issued a Confirmation of Feasibility for this development for 650 residential units.

For the water connection, the applicant must enter into a Project Works Services Agreement with Irish Water to deliver infrastructure upgrades to facilitate the connection of the development to Irish Water infrastructure. The existing 150mm main must be upsized to 200mm for approximately 395m. No statutory or third party consents will be required for this other than a road opening licence from the local authority. The applicant has not yet signed a Project Works Services Agreement or entered into discussions with Irish Water to progress the works.

As stated in the Confirmation of Feasibility, Irish Water must carry out capital works to the wastewater network to accommodate this development. This project is on Irish Water's Capital Investment Plan and is scheduled to be complete in 2021.

Therefore, based upon the Confirmation of Feasibility and a fully executed Project Works Services Agreement, Irish Water confirms that subject to a compliant water and wastewater layout and a valid connection agreement being put in place between Irish Water and the developer, the proposed connection(s) to the Irish Water network(s) can be facilitated.

  
\_\_\_\_\_  
**Maria O'Dwyer**  
Connections and Developer Services Manager



## Brendan Keogh - DBFL Consulting Engineers

---

From: Brendan Keogh - DBFL Consulting Engineers <Brendan.Keogh@dbfl.ie>  
Sent: Friday 12 July 2019 15:06  
To: Dermot Fee (C)  
Cc: Brian Morrow; John White  
Subject: 170232 - Ardstone Site on Scholarstown Rd. - Update  
Attachments: 170232-3002(A).pdf

Dermot,

I want to provide you with an update regarding Ardstone's development at Scholarstown Road (and follow up on our meeting in February and subsequent e-mails, exchange of site plans, provision of archaeological info etc.).

An SHD tripartite meeting was held at An Board Pleanala last month. In general, the proposed development was well received and it is intended to lodge this application in late August. Attached to this e-mail is the drainage plan which was submitted to ABP for this meeting (which includes provision for the 450 diameter foul drain required by Irish Water as part of the Ballycullen – Old Court Reinforcement Project).

I noted to the ABP Inspector that consultation regarding the route of the 450 diameter foul drain had taken place between IW / DBFL / Ardstone.

The ABP Inspector advised that IW should be requested to confirm that the proposed route of the 450 diameter foul drain is acceptable.

Can you provide a letter confirming that the proposed pipe alignment through the Ardstone site is generally acceptable to Irish Water?

Please advise if there's any other information required to allow provision of a letter as requested above. I can also call in to your office if required to discuss this further.

I'd also appreciate it if you could provide a programme update on the Ballycullen – Old Court Reinforcement Project?

Regards

Brendan Keogh  
BA BAI PGradDip CEng MIEI  
**Associate Director**  
**DBFL Consulting Engineers**

DUBLIN OFFICE: Ormond House, Upper Ormond Quay, Dublin 7. Tel: +353 1 400 4000  
Email: [brendan.keogh@dbfl.ie](mailto:brendan.keogh@dbfl.ie) Web: [www.dbfl.ie](http://www.dbfl.ie)

CORK OFFICE: Phoenix House, Monahan Road, Cork. Tel: +353 (0) 21 2024538

WATERFORD OFFICE: Unit 2, The Chandlery, 1-2 O'Connell Street, Waterford. Tel: +353 (0) 51 309500  
Fax: +353 (0) 51 844913



## Brendan Keogh - DBFL Consulting Engineers

---

From: Hartley, Fred <Fred.Hartley@mottmac.com>  
Sent: Thursday 8 August 2019 12:01  
To: Brendan Keogh - DBFL Consulting Engineers  
Subject: RE: 170232 - Ardstone Site on Scholarstown Rd. - Update  
Attachments: LNRP\_Foul\_Sewer\_for\_DBFL.dwg

Brendan,

See CAD file with draft route and long sections attached – note this design is yet to be finalised and as discussed there may be minor tweaks, however please confirm that the general route and design is agreed in principal.

Apologies for the delay in getting this over to you.

Regards,  
Fred

**Fred Hartley**

Civil Engineer

D +353 (0)1291 6736  
fred.hartley@mottmac.com

---

From: Hartley, Fred  
Sent: 02 August 2019 14:00  
To: Brendan Keogh - DBFL Consulting Engineers <Brendan.Keogh@dbfl.ie>  
Subject: RE: 170232 - Ardstone Site on Scholarstown Rd. - Update

Hi Brendan,

I have been off work sick over the last couple of days but will send through the CAD files following the bank holiday.

Regards,  
Fred

**Fred Hartley**

Civil Engineer

D +353 (0)1291 6736  
fred.hartley@mottmac.com

---

From: Brendan Keogh - DBFL Consulting Engineers <[Brendan.Keogh@dbfl.ie](mailto:Brendan.Keogh@dbfl.ie)>  
Sent: 01 August 2019 15:10  
To: Hartley, Fred <[Fred.Hartley@mottmac.com](mailto:Fred.Hartley@mottmac.com)>  
Subject: FW: 170232 - Ardstone Site on Scholarstown Rd. - Update

Fred,

Could you send through a CAD file for IW's sewer route through the Ardstone lands (and long sections) ?

Regards

---

From: Brendan Keogh - DBFL Consulting Engineers  
Sent: Wednesday 31 July 2019 18:01  
To: Hartley, Fred <[Fred.Hartley@mottmac.com](mailto:Fred.Hartley@mottmac.com)>  
Subject: RE: 170232 - Ardstone Site on Scholarstown Rd. - Update

Fred,

Just following up on Monday's meeting, could you forward a CAD file for the sewer route we discussed (as attached) ?

Regards

---

From: Hartley, Fred <[Fred.Hartley@mottmac.com](mailto:Fred.Hartley@mottmac.com)>  
Sent: Thursday 18 July 2019 16:53  
To: Brendan Keogh - DBFL Consulting Engineers <[Brendan.Keogh@dbfl.ie](mailto:Brendan.Keogh@dbfl.ie)>; Dermot Fee (C) <[defee@water.ie](mailto:defee@water.ie)>  
Cc: Brian Morrow <[Brian.Morrow@ardstone.com](mailto:Brian.Morrow@ardstone.com)>; John White <[john.white@ardstone.com](mailto:john.white@ardstone.com)>  
Subject: RE: 170232 - Ardstone Site on Scholarstown Rd. - Update

Brendan,

I think there is a slight misunderstanding regarding the third point. We are suggesting that the LNRP foul sewer would replace the onsite foul drainage with proposed units connecting directly to the sewer to avoid parallel foul sewers and utility congestion in the roads – see draft sketch attached – Note the green route is the original proposal and can be ignored.

I believe a meeting would be beneficial, I have availability for Tuesday, Wednesday AM and Thursday next week.

Regards,  
Fred

**Fred Hartley**

Civil Engineer

D +353 (0)1291 6736  
[fred.hartley@mottmac.com](mailto:fred.hartley@mottmac.com)

---

From: Brendan Keogh - DBFL Consulting Engineers <[Brendan.Keogh@dbfl.ie](mailto:Brendan.Keogh@dbfl.ie)>  
Sent: 18 July 2019 16:34  
To: Dermot Fee (C) <[defee@water.ie](mailto:defee@water.ie)>  
Cc: Brian Morrow <[Brian.Morrow@ardstone.com](mailto:Brian.Morrow@ardstone.com)>; John White <[john.white@ardstone.com](mailto:john.white@ardstone.com)>; Hartley, Fred <[Fred.Hartley@mottmac.com](mailto:Fred.Hartley@mottmac.com)>  
Subject: RE: 170232 - Ardstone Site on Scholarstown Rd. - Update

Dermot,

Thanks for providing feedback.

I think the first two points can be agreed between DBFL / Motts and then reflected on both parties drawings.

Regarding the third point, Motts are suggesting the foul drainage connection for Ardstones development would be adjacent to the site entrance. This is at the highest point of the site (the site falls from Scholarstown Road to it's north-east corner) and as such would require a pump station to facilitate a foul connection. I don't believe anyone wants this solution (even if it means having three sewers running in parallel).

I think the best way to bottom these issues out is to have a meeting between DBFL / IW / Motts. Could you arrange this meeting ?

Next week I have good availability on Monday, Tuesday (PM), Wednesday & Thursday (PM).

Regards

---

From: Dermot Fee (C) <[defee@water.ie](mailto:defee@water.ie)>  
Sent: Wednesday 17 July 2019 16:21  
To: Brendan Keogh - DBFL Consulting Engineers <[Brendan.Keogh@dbfl.ie](mailto:Brendan.Keogh@dbfl.ie)>  
Cc: Brian Morrow <[Brian.Morrow@ardstone.com](mailto:Brian.Morrow@ardstone.com)>; John White <[john.white@ardstone.com](mailto:john.white@ardstone.com)>; 'Hartley, Fred' <[Fred.Hartley@mottmac.com](mailto:Fred.Hartley@mottmac.com)>  
Subject: FW: 170232 - Ardstone Site on Scholarstown Rd. - Update

Brendan,

Please see comments below from Motts in relation to the asset in Scholarstown Road  
Fred will provide the route for inclusion in your drawings and will provide a letter on behalf of IW regarding the scheme.

Thanks

Dermot

---

From: Hartley, Fred [<mailto:Fred.Hartley@mottmac.com>]  
Sent: 16 July 2019 17:00  
To: Dermot Fee (C)  
Cc: Murphy, Thomas; Barnard, Jacques  
Subject: RE: 170232 - Ardstone Site on Scholarstown Rd. - Update

Dermot,

It is worth noting that we have proposed some minor changes to what Ardstone have prepared, this will be covered in the technical note for the alternative route selection based on Ardstone's site layout. The main differences in the proposal are as follows;

- the starting point of the LNRP sewer indicated on this drawing is incorrect
- proposed depths of the LNRP sewer are incorrect
- we propose that the local site drainage is connected directly to the LNRP sewer at the first junction on the internal site roads to avoid having three sewers laid parallel (i.e. surface water, onsite foul and LNRP foul)

Regards,  
Fred

**Fred Hartley**  
Civil Engineer

D +353 (0)1291 6736  
[fred.hartley@mottmac.com](mailto:fred.hartley@mottmac.com)

---

From: Dermot Fee (C) <[defee@water.ie](mailto:defee@water.ie)>  
Sent: 16 July 2019 15:46  
To: Hartley, Fred <[Fred.Hartley@mottmac.com](mailto:Fred.Hartley@mottmac.com)>  
Subject: FW: 170232 - Ardstone Site on Scholarstown Rd. - Update

---

From: Brendan Keogh - DBFL Consulting Engineers [<mailto:Brendan.Keogh@dbfl.ie>]  
Sent: 12 July 2019 15:06  
To: Dermot Fee (C)  
Cc: Brian Morrow; John White  
Subject: 170232 - Ardstone Site on Scholarstown Rd. - Update

Dermot,

I want to provide you with an update regarding Ardstone's development at Scholarstown Road (and follow up on our meeting in February and subsequent e-mails, exchange of site plans, provision of archaeological info etc.).

An SHD tripartite meeting was held at An Board Pleanala last month. In general, the proposed development was well received and it is intended to lodge this application in late August. Attached to this e-mail is the drainage plan which was submitted to ABP for this meeting (which includes provision for the 450 diameter foul drain required by Irish Water as part of the Ballycullen – Old Court Reinforcement Project).

I noted to the ABP Inspector that consultation regarding the route of the 450 diameter foul drain had taken place between IW / DBFL / Ardstone.

The ABP Inspector advised that IW should be requested to confirm that the proposed route of the 450 diameter foul drain is acceptable.

Can you provide a letter confirming that the proposed pipe alignment through the Ardstone site is generally acceptable to Irish Water?

Please advise if there's any other information required to allow provision of a letter as requested above. I can also call in to your office if required to discuss this further.

I'd also appreciate it if you could provide a programme update on the Ballycullen – Old Court Reinforcement Project?

Regards

Brendan Keogh  
BA BAI PGradDip CEng MIEI  
**Associate Director**  
**DBFL Consulting Engineers**

DUBLIN OFFICE: Ormond House, Upper Ormond Quay, Dublin 7. Tel: +353 1 400 4000  
Email: [brendan.keogh@dbfl.ie](mailto:brendan.keogh@dbfl.ie) Web: [www.dbfl.ie](http://www.dbfl.ie)

CORK OFFICE: Phoenix House, Monahan Road, Cork. Tel: +353 (0) 21 2024538

WATERFORD OFFICE: Unit 2, The Chandlery, 1-2 O'Connell Street, Waterford. Tel: +353 (0) 51 309500  
Fax: +353 (0) 51 844913



The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential, commercially sensitive and/or privileged material. Any review, retransmission, dissemination or other

use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited and may be unlawful. Irish Water accepts no liability for actions or effects based on the prohibited usage of this information. Irish Water is neither liable for the proper and complete transmission of the information contained in this communication nor for any delay in its receipt. If you received this in error, please contact the sender and delete the material from any computer. E-Mail may be susceptible to data corruption, interception and unauthorised amendment. Irish Water accepts no responsibility for changes to or interception of this e-mail after it was sent or for any damage to the recipients systems or data caused by this message or its attachments. Please also note that messages to or from Irish Water may be monitored to ensure compliance with Irish Water's policies and standards and to protect our business. Irish Water, a designated activity company limited by shares, is a subsidiary of Ervia, established pursuant to the Water Services Act 2013, having its principal place of business at Colvill House, 24-26 Talbot Street, Dublin 1.

Thank you for your attention.

Tá an fhaisnéis á seachadadh dírithe ar an duine nó ar an eintiteas chuig a bhfuil sí seolta amháin agus féadfar ábhar faoi rún, faoi phribhléid nó ábhar atá íogair ó thaobh tráchtála de a bheith mar chuid de. Tá aon athsheachadadh nó scaipeadh den fhaisnéis, aon athbhreithniú ar nó aon úsáid eile a bhaint as, nó aon ghníomh a dhéantar ag brath ar an bhfaisnéis seo ag daoine nó ag eintitis nach dóibh siúd an fhaisnéis seo, toirimisceithe agus féadfar é a bheith neamhdhleathach. Níl Uisce Éireann faoi dhliteanas maidir le seachadadh iomlán agus ceart na faisnéise sa chumarsáid seo nó maidir le haon mhoill a bhaineann léi. Ní ghlacann Uisce Éireann le haon dliteanas faoi ghnímh nó faoi iarmhairtí bunaithe ar úsáid thoirmisceithe na faisnéise seo. Níl Uisce Éireann faoi dhliteanas maidir le seachadadh ceart agus iomlán na faisnéise sa chumarsáid seo nó maidir le haon mhoill a bhaineann léi. Má fuair tú an teachtaireacht seo in earráid, más é do thoil é, déan teagmháil leis an seoltóir agus scríos an t-ábhar ó gach aon ríomhaire. Féadfar ríomhphost a bheith soghabhálach i leith truaillithe, idircheaptha agus i leith leasaithe neamhúdaráithe. Ní ghlacann Uisce Éireann le haon fhreagracht as athruithe nó as idircheapadh a rinneadh ar an ríomhphost seo i ndiaidh é a sheoladh nó as aon dochar do chórais na bhfaighteoirí déanta ag an teachtaireacht seo nó ag a ceangaltáin. Más é do thoil é, tabhair faoi deara chomh maith go bhféadfar monatóireacht a dhéanamh ar theachtairachtaí chuig nó ó Uisce Éireann chun comhlíonadh le polasaithe agus le caighdeáin Uisce Éireann a chinntiú agus chun ár ngnó a chosaint. Fochuideachta gníomhaíochta de chuid Ervia is ea Uisce Éireann atá faoi theorainn scaireanna, de bhun fhorálacha an tAcht um Sheirbhísí Uisce 2013, a bhfuil a bpríomh ionad gnó ag 24-26 Teach Colvill, Sráid na Talbóide, BÁC 1.

Go raibh maith agat as d'aird a thabhairt.

The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential, commercially sensitive and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited and may be unlawful. Irish Water accepts no liability for actions or effects based on the prohibited usage of this information. Irish Water is neither liable for the proper and complete transmission of the information contained in this communication nor for any delay in its receipt. If you received this in error, please contact the sender and delete the material from any computer. E-Mail may be susceptible to data corruption, interception and unauthorised amendment. Irish Water accepts no responsibility for changes to or interception of this e-mail after it was sent or for any damage to the recipients systems or data caused by this message or its attachments. Please also note that messages to or from Irish Water may be monitored to ensure compliance with Irish Water's policies and standards and to protect our business. Irish Water, a designated activity company limited by shares, is a subsidiary of Ervia, established pursuant to the Water Services Act 2013, having its principal place of business at Colvill House, 24-26 Talbot Street, Dublin 1.

Thank you for your attention.

Tá an fhaisnéis á seachadadh dírithe ar an duine nó ar an eintiteas chuig a bhfuil sí seolta amháin agus féadfar ábhar faoi rún, faoi phribhléid nó ábhar atá íogair ó thaobh tráchtála de a bheith mar chuid de. Tá aon athsheachadadh nó scaipeadh den fhaisnéis, aon athbhreithniú ar nó aon úsáid eile a bhaint as, nó aon ghníomh a dhéantar ag brath ar an bhfaisnéis seo ag daoine nó ag eintitis nach dóibh siúd an fhaisnéis seo, toirimiscithe agus féadfar é a bheith neamhdhleathach. Níl Uisce Éireann faoi dhliteanas maidir le seachadadh iomlán agus ceart na faisnéise sa chumarsáid seo nó maidir le haon mhoill a bhaineann léi. Ní ghlacann Uisce Éireann le haon dliteanas faoi ghníomh nó faoi iarmhairtí bunaithe ar úsáid thoirmiscithe na faisnéise seo. Níl Uisce Éireann faoi dhliteanas maidir le seachadadh ceart agus iomlán na faisnéise sa chumarsáid seo nó maidir le haon mhoill a bhaineann léi. Má fuair tú an teachtaireacht seo in earráid, más é do thoil é, déan teagmháil leis an seoltóir agus scríos an t-ábhar ó gach aon ríomhaire. Féadfar ríomhphost a bheith soghabhálach i leith truaillithe, idircheaptha agus i leith leasaithe neamhúdaraíthe. Ní ghlacann Uisce Éireann le haon fhreagracht as athruithe nó as idircheapadh a rinneadh ar an ríomhphost seo i ndiaidh é a sheoladh nó as aon dochar do chórais na bhfaighteoírí déanta ag an teachtaireacht seo nó ag a ceangaltáin. Más é do thoil é, tabhair faoi deara chomh maith go bhféadfar monatóireacht a dhéanamh ar theachtairachtaí chuig nó ó Uisce Éireann chun comhlíonadh le polasaithe agus le caighdeáin Uisce Éireann a chinntiú agus chun ár ngnó a chosaint. Fochuideachta gníomhaíochta de chuid Ervia is ea Uisce Éireann atá faoi theorainn scaireanna, de bhun fhorálacha an tAcht um Sheirbhísí Uisce 2013, a bhfuil a bpríomh ionad gnó ag 24-26 Teach Colvill, Sráid na Talbóide, BÁC 1.

Go raibh maith agat as d'aird a thabhairt.

Sean Byrne,  
DBFL Consulting Engineers,  
Ormond House,  
Upper Ormond Quay,  
Dublin 7

5 September 2019

**Re: Design Submission for Beech Park, Scholarstown Road, Rathfarnham (the “Development”) (the “Design Submission”) / 4995161937.**

**Uisce Éireann**  
Bosca OP 448  
Oifig Sheachadta  
na Cathrach Theas  
Cathair Chorcaí

**Irish Water**  
PO Box 448  
South City  
Delivery Office  
Cork City

[www.water.ie](http://www.water.ie)

Dear Sean Byrne,

Many thanks for your recent Design Submission.

We have reviewed your proposal for the connection(s) at the Development. Based on the information provided, which included the documents outlined in Appendix A to this letter, Irish Water has no objection to your proposals.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Irish Water infrastructure. Before you can connect to our network you must sign a connection agreement with Irish Water. This can be applied for by completing the connection application form at [www.water.ie/connections](http://www.water.ie/connections). Irish Water’s current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities (CRU) ([https://www.cru.ie/document\\_group/irish-waters-water-charges-plan-2018/](https://www.cru.ie/document_group/irish-waters-water-charges-plan-2018/)).

You the Customer (including any designers/contractors or other related parties appointed by you) is entirely responsible for the design and construction of all water and/or wastewater infrastructure within the Development which is necessary to facilitate connection(s) from the boundary of the Development to Irish Water’s network(s) (the “**Self-Lay Works**”), as reflected in your Design Submission. Acceptance of the Design Submission by Irish Water does not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.

If you have any further questions, please contact your Irish Water Representative

Name: Marina Byrne  
Phone: 01 8925991  
Email: [mzbyrne@water.ie](mailto:mzbyrne@water.ie)

Yours sincerely,



**Maria O’Dwyer**

**Connections and Developer Services**



## Appendix A

### Document Title & Revision

- SCH-DBF-ZZ-XX-DR-C-3102-P0 Site Services Layout
- SCH-DBF-ZZ-XX-DR-C-3103-P0 Site Services Watermain Layout

### Standard Details/Code of Practice Exemption:

*This statement of design acceptance to all necessary existing water mains and sewer line being rerouted and agreed with the Irish Water Diversion team.*

For further information, visit [www.water.ie/connections](http://www.water.ie/connections)

*Notwithstanding any matters listed above, the Customer (including any appointed designers/contractors, etc.) is entirely responsible for the design and construction of the Self-Lay Works. Acceptance of the Design Submission by Irish Water will not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.*







Ardstone Homes Limited  
C/O Brendan Keogh,  
DBFL Consulting Engineers,  
Ormond House,  
Upper Ormond Quay,  
Dublin 7

26/09/2019

FAO Brendan Keogh (DBFL),

Co-ordination between Ardstone, DBFL Consulting Engineers, Irish Water and Motts MacDonald Ireland (IW Designers) has been undertaken for the alignment of the 450mm diameter foul sewer though the proposed Ardstone development at Scholarstown.

Following this consultation period, Irish Water can confirm that the proposed alignment for the 450mm sewer is acceptable and is inline with the required wayleave to construct the asset to facilitate the completion of the Local Network Reinforcement Project.

If you have any further queries please contact me directly +353 1 60 21272

IW Project Manager

Dermot Fee

**Uisce Éireann**  
Teach Colvill  
24-26 Sráid Thalbóid  
Baile Átha Cliath 1  
D01 NP86  
Éire

**Irish Water**  
Colvill House  
24-26 Talbot Street  
Dublin 1  
D01 NP86  
Ireland

T: +353 1 89 25000  
T: +353 1 89 25001  
[www.water.ie](http://www.water.ie)

